



Conejo Recreation & Park District

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Tex Ward

May 12, 2020

Santa Monica Mountains Conservancy
5750 Ramirez Canyon Road
Malibu, CA 90265

RE: SMMC Prop 68 Grant Program – Rancho Potrero Visitor-Serving Improvements

To Whom It May Concern,

Please accept the enclosed application for Conejo Recreation and Park District's participation in the Santa Monica Mountains Conservancy's Prop 68 grant program. The project is a collaborative effort of three agencies, Conejo Recreation and Park District, Conejo Open Space Conservation Agency, and the City of Thousand Oaks, to provide visitor-serving amenities within Rancho Potrero Specific Plan area. The proposed improvements, including picnic and gathering areas, horse corral with hitching post, native mature tree canopy for shade, outdoor classroom, drinking water, and educational signage, will make the site accessible for visitors throughout the region.

Conejo Recreation and Park District appreciates your favorable consideration for this grant request and extends a special thanks for all you do to promote development and access of park lands in and around our area.

Respectfully submitted,

Tom Hare, Administrator, Parks & Planning
Conejo Recreation and Park District

ADMINISTRATIVE OFFICES

403 West Hillcrest Drive | Thousand Oaks, CA 91360-4223
(805) 495-6471 | FAX: (805) 497-3199 | Email: parks@crpd.org | Website: www.crpdp.org



**SMMC Prop 68
Visitor Serving Development &
Improvement Project
May 1, 2020**

Rancho Potrero Visitor Serving Improvements



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EXHIBITS

- EXHIBIT 1** Specific Plan Layout Map
 Project Site Concept Plan
- EXHIBIT 2** Electronic Links to Various Documents
- EXHIBIT 3** Photographs of Existing Conditions

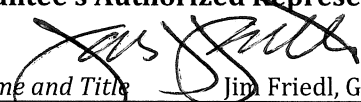
APPENDICES

- Greenhouse Gas Emissions Calculator
CalEnviroScreen 3.0 Map
Letters of Support

**SANTA MONICA MOUNTAINS CONSERVANCY
GRANT APPLICATION**

Project Name: Rancho Potrero Visitor-Serving Improvements	Amount of Request: \$600,000.00					
Applicant Name: Conejo Recreation & Park District	Total Project Cost: \$3,000,000.00					
	Matching Funds: \$2,400,000.00					
Applicant Address: 403 West Hillcrest Drive Thousand Oaks, CA 91360	Lat/Long: Lat: 34.15162; Long: -118.95575					
	Project Address: W. Potrero Road and Via Andrea					
	<table border="1"> <tr> <th>County</th> <th>Senate District</th> <th>Assembly District</th> </tr> <tr> <td>Ventura</td> <td>19</td> <td>37</td> </tr> </table>	County	Senate District	Assembly District	Ventura	19
County	Senate District	Assembly District				
Ventura	19	37				
Phone: 805-495-6471	Tax ID: 95-2265201					
Email: bpalermo@crpd.org						

Grantee's Authorized Representative:

 805-495-6471
Name and Title Jim Friedl, General Manager *Phone*

Overhead Allocation Notice:

Any overhead costs will be identified as a separate line item in the budget and invoices.
 The Conservancy encourages grantees to reduce overhead costs including vehicle and phone expenses.
 The overhead allocation policy has been submitted prior to, or with, the grant application.

Outreach and Advertising Requirement:

Applicant has read the staff report and board resolution regarding contract policies.
 Applicant has adopted contract policies for the purpose of increasing outreach and advertising to disadvantaged businesses and individuals.
All check boxes must be checked

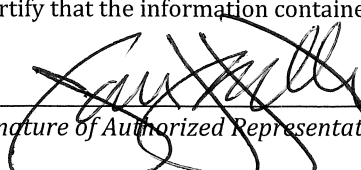
Brief Project Description

The project involves low-impact development of Sub-Area 1 of Rancho Potrero Open Space, as depicted on the Rancho Potrero Specific Plan Land Use Exhibit (enclosed). The visitor-serving amenities of the project will include an accessible visitor gathering area for recreation programming, horse corral with hitching post, picnic facilities, benches, mature tree canopy for shade, drinking fountain, storage, and educational signage. This is a joint agency project between Conejo Recreation & Park District, Conejo Open Space Conservation Agency, and the City of Thousand Oaks. The overall project cost is \$3,000,000, and Conejo Recreation & Park District, as grant applicant, on behalf of the landowner, Conejo Open Space Conservation Agency, is requesting \$600,000. The partners will share equally in development and operational costs.

Tasks / Milestones:	Budget:	Completion Date
1. Water Connection and Mainline	\$150,000	Summer/Fall 2020
2. Hardscape	\$75,000	Summer/Fall 2020
3. Outdoor Classroom	\$75,000	Summer/Fall 2020
4. Tables/Benches and Kiosks/Information	\$15,000	Summer/Fall 2020
5. Storage Locker	\$10,000	Summer/Fall 2020
6. Specimen Trees	\$200,000	Fall 2020
7. Landscaping	\$75,000	Fall 2020

For Acquisition Projects: **APN(s):** N/A
Acreage: N/A

I certify that the information contained in this Grant Application form, including required attachments, is accurate.

 _____
Signature of Authorized Representative 5/11/2020

Date

Grantee Data Sheet

Print Form



State of California
The Natural Resources Agency
Santa Monica Mountains Conservancy

5750 Ramirez Canyon Road
Malibu, California 90265
Phone: 310-589-3200
Fax: 310-589-3207
www.smmc.ca.gov

Date:

New Revised

Grantee Name:
Address:
State/Province:
Zip/Postal Code:
Tax ID Number:

Phone:
Fax:

Information

Will administrative/overhead costs be included?

If yes, is the overhead policy attached to this sheet?

Will vehicle costs be included?

If yes, is the vehicle policy attached to this sheet?

Will cell phone costs be included?

If yes, is the phone policy attached to this sheet?

I have completed and submitted the STD 204 Payee Data Record form.

I have read and accepted the policies and procedures within the Santa Monica Mountains Conservancy Grant Administration Manual.

I am aware that the Santa Monica Mountains Conservancy has urged a reduction of costs associated with overhead, cell phone, and vehicle charges.

*If a reduction in the above costs has been made, please document the reductions and attach to this data sheet.

Project Name:

Primary Contact Information


Name (1):
Address:
State/Province:
Zip/Postal Code:
Phone (1):
Phone (2):
Fax:
Email:

Name (2):
Address:
State/Province:
Zip/Postal Code:
Phone (1):
Phone (2):
Fax:
Email:

Notes:

Signature Field

PAYEE DATA RECORD(Required when receiving payment from the State of California in lieu of IRS W-9)
STD. 204 (Rev. 8-2003)

1	INSTRUCTIONS: Complete all information on this form. Sign, date, and return to the State agency (department/office) address shown at the bottom of this page. Prompt return of this fully completed form will prevent delays when processing payments. Information provided in this form will be used by State agencies to prepare Information Returns (1099). See reverse side for more information and Privacy Statement. NOTE: Governmental entities, federal, State, and local (including school districts), are not required to submit this form.		
2	PAYEE'S LEGAL BUSINESS NAME (Type or Print) Conejo Recreation & Park District		
	SOLE PROPRIETOR – ENTER NAME AS SHOWN ON SSN (Last, First, M.I.) Conejo Recreation & Park District		E-MAIL ADDRESS parks@crpd.org
	MAILING ADDRESS 403 West Hillcrest Drive		BUSINESS ADDRESS 403 West Hillcrest Drive
	CITY, STATE, ZIP CODE Thousand Oaks, CA 91360		CITY, STATE, ZIP CODE Thousand Oaks, CA 91360
3	ENTER FEDERAL EMPLOYER IDENTIFICATION NUMBER (FEIN): 9 5 - 2 2 6 5 2 0 1		NOTE: Payment will not be processed without an accompanying taxpayer I.D. number.
<input type="checkbox"/> PARTNERSHIP		CORPORATION: <input type="checkbox"/> MEDICAL (e.g., dentistry, psychotherapy, chiropractic, etc.) <input type="checkbox"/> LEGAL (e.g., attorney services) <input type="checkbox"/> EXEMPT (nonprofit) <input checked="" type="checkbox"/> ALL OTHERS	
<input type="checkbox"/> ESTATE OR TRUST			
<input type="checkbox"/> INDIVIDUAL OR SOLE PROPRIETOR ENTER SOCIAL SECURITY NUMBER: - -			
(SSN required by authority of California Revenue and Tax Code Section 18646)			
4	<input checked="" type="checkbox"/> California resident - Qualified to do business in California or maintains a permanent place of business in California. <input type="checkbox"/> California nonresident (see reverse side) - Payments to nonresidents for services may be subject to State income tax withholding. <input type="checkbox"/> No services performed in California. <input type="checkbox"/> Copy of Franchise Tax Board waiver of State withholding attached.		
5	I hereby certify under penalty of perjury that the information provided on this document is true and correct. Should my residency status change, I will promptly notify the State agency below.		
	AUTHORIZED PAYEE REPRESENTATIVE'S NAME (Type or Print) Jim Friedl		TITLE General Manager
	SIGNATURE 	DATE 4/25/19	TELEPHONE (805) 495-6471
6	Please return completed form to: Department/Office: Santa Monica Mountains Conservancy Unit/Section: Los Angeles River Center and Gardens, Attn: Melissa Smith Mailing Address: 570 West Avenue 26, suite 100 City/State/Zip: Los Angeles, California 90065 Telephone: (323) 221-8900 Fax: (____) _____ E-mail Address: smith@smmc.ca.gov		

Rancho Potrero Visitor-Serving Improvements

Project Description / Project Evaluation Criteria

- (1) A completed grant application form with project description. See enclosed form.**
- (2) A completed payee data form. SMMC already has this form in their possession.**
- (3) A completed payee data record (STD 204). SMMC already has this form in their possession.**
- (4) A detailed scope of work including a list of specific tasks, a detailed budget and a timeline for the project implementation (including a date for each task).**

Background

In 1993, the City, CRPD and the Mountains Recreation and Conservation Authority cooperated to acquire a 326-acre area located south of Potrero Road in the southwest corner of the Conejo Valley near the communities of Camarillo, Oxnard, and Port Hueneme, as well as California State University Channel Islands. This area, which is bordered on the east by the National Park Service's Rancho Sierra Vista/Satwiwa Native American Indian Culture Center, includes grasslands, coastal sage scrub with the Conejo rock plant association, and riparian habitats. A Specific Plan was approved for the property in 2010 by the City, which identified 304 acres of the property as natural open space, and 20 acres next to Lynn Road set aside for public equestrian center use. Trails at Rancho Potrero connect to the Dos Vientos Open Space and the Santa Monica Mountains National Recreation Area. On clear days, the coastline and Channel Islands can be seen from the old Olympia Farms site, which is located mid-elevation on the property and still has graded pad areas from the previous use – (SEE EXHIBIT 2 – Rancho Potrero Specific Plan).

Seeking to further utilize the site and improve accessibility for public use and recreational programming, Conejo Recreation & Park District (CRPD), looks to further develop and improve the existing equestrian center facilities and operations, however the grant portion of the project will develop Sub Area 1 of the Rancho Potrero Specific Plan. These visitor-serving amenities of the project include an accessible visitor gathering area for recreation programming, horse corral with hitching post, picnic facilities, benches, mature tree canopy for shade, drinking fountain, storage and educational signage. Permitted uses of the area include group picnics, outdoor educational programs, equestrian activities, and similar uses – (SEE EXHIBIT 1 – Specific Plan Layout Map and Project Site Concept Plan).

The overall cost of the project is \$3,000,000, with a grant request of \$600,000 is included in the visitor serving amenities scope. Conejo Recreation & Park District is submitting the application on behalf of the property owner, Conejo Open Space Conservation Agency (COSCA). Three agencies will be involved in the project, CRPD, COSCA, and the City of Thousand Oaks, each sharing in the development and operational costs.

There are seven tasks / milestones included in the scope of work, 1. Water Connection and mainline; 2. Hardscape; 3. Outdoor Classroom; 4. Tables/Benches and Kiosks/Information; 5. Storage Locker; 6. Specimen Trees; and 7. Landscaping. The table below indicates the cost and timeline for each task / milestone.

Task / Milestone	Budget	Timeline
1. Water Connection and Mainline	\$150,000	Summer/Fall 2020
2. Hardscape	\$75,000	Summer/Fall 2020
3. Outdoor Classroom	\$75,000	Summer/Fall 2020
4. Tables/Benches and Kiosks/Information	\$15,000	Summer/Fall 2020
5. Storage Locker	\$10,000	Summer/Fall 2020
6. Specimen Trees	\$200,000	Fall 2020
7. Landscaping	\$75,000	Fall 2020

The project will be carried out by contracted services following a formal public bidding process and constructed per CRPD guidelines and specifications. Contractor will be required to follow Best Management Practices to treat stormwater.

(5) Any preliminary project plans as required.

A conceptual plan of the project is included with this application. The proposed improvements are consistent with acceptable land uses for the property outlined in the Specific Plan, prepared in 2010 – (SEE EXHIBIT 1).

(6) A detailed description of the need or urgency for the grant.

Rancho Potrero, in its current state, is an untapped natural resource with incredible potential. The passive, non-intrusive improvements proposed for the site will increase accessibility and provide quality Recreation programming currently lacking at the site. The project will add a variety of new potential programs, including, but not limited to, map and compass, natural history, tracking, birding, wilderness skills, nature hikes, and animal presentations. Other programs will evoke interests in watershed management and protection, and climate change awareness to encourage long-standing stewardship of the open space.

(7) A detailed description of how the project will provide multi-benefit ecosystem, water quality, water supply, a watershed protection and public benefits.

Storm water resource management is integral to our operations. The more water we can retain on site, the less imported water we are dependent on, thus extending the supply provided from local purveyors. The storm water generated on the project site will be contained and collected using low-impact development (LID) techniques. LID is an approach to land development working with nature to manage storm water as close to its source as possible. LID employs principles such as preserving and re-creating natural landscape features to reduce impervious surfaces, creating functional and appealing site drainage which treats storm water as a resource rather than a waste product. Practices such as use of native plant materials, limited paving and minimal natural mulch will be used throughout the project site to complement the existing natural pervious drainage areas.

Protection of the Oak Savannah restoration area through adoption of a conservation easement has been effective at reducing non-native species population. The project will introduce large Valley and Coastal Live Oaks trees, along with other native vegetation to complement and maintain the naturally occurring vegetation of the site. The addition of new plantings will increase ecosystem function by creating additional habitat for birds and local wildlife.

The project also employs sound soil management practices with reduced land disturbance and use of conservation cover in developed areas. Such practices reduce erosion and dust and improve overall plant health.

(8) A detailed description of how the project achieves one or more of the purposes of Proposition 68.

“Funding from Prop 68 is intended to support projects that provide Californians with access to safe natural spaces and to continue investments in the state’s diverse ecosystems to ensure high quality of life for all Californians. Funding also supports greening of urban areas to mitigate the effects of climate change and pollution, and to protect and restore the state’s natural resources for the benefit and enjoyment of future generations.” The program promotes active outreach to diverse populations, particularly minority, low income, and disabled populations and tribal communities, and other considerations from mentoring new environmental, outdoor recreation and conservation leaders to creating new partnerships with diversity-serving and youth-serving organizations.

The passive development of Rancho Potrero aligns with several of the afore-mentioned program objectives by enhancing an existing natural resource and making it accessible to the public. It will create an attractive and useful area for nature study and life-enrichment activities. Staff and/or volunteers serving as conservation leaders, will educate residents about watershed protection and management, Chumash history/interpretive studies, and climate change. Increasing awareness in these areas will promote a healthy respect for the environment and encourage a stewardship of the land that can be passed down for future generations.

Proposition 68 supports the creation of partnerships with state, local, tribal, private, and non-profit organizations to expand access for diverse populations. Ride On and ETI Corral 37, are two local equestrian groups serving the Conejo Valley and dedicated to maintaining the equestrian lifestyle and history of the area. CRPD has an existing partnership with these groups and often seeks their guidance on equestrian-related matters as it relates to park design and construction standards. Bryan McQueeney, who is the Chief Executive Officer of Ride On, a non-profit therapeutic horsemanship organization, currently oversees operations of the equestrian center adjacent to Rancho Potrero and will be instrumental in expanding access for those with disabilities.

(9) A detailed description of how the project helps meet the State’s greenhouse gas emissions reduction targets including quantification of the metric tons of CO₂ or CO_{2e} removed or avoided, and an explanation of the methodology used to quantify this figure.

There are 29 mature trees of varying sizes that will be planted at the project site. These include (10) 48” box *Quercus agrifolia*; (6) 84” or larger box *Quercus agrifolia*; (8) 48” box *Quercus lobata*; (5) 5 gallon sleeved *Juglans californica*. A total of 15,000-SF of native seed revegetation mix will also be planted.

Using the California Air Resources Board Final Calculator for the California Natural Resources Agency, Urban Greening Grant Program Quantification Methodology, over a 40-year quantification period, 212.6-lbs of NO₂ will be removed and 38.7 -lbs of PM_{2.5}. Due to the low number of trees, the metric tons of CO₂ or CO_{2e} removed is less than 1 and shown as 0 in the Greenhouse Gas Emissions Summary Report - (SEE APPENDICES - GHG Emissions Reduction Calculator).

There will be no exportation of fill from the project site and minimal land disturbance during the project development.

(10) A detailed description of how the project promotes and implements other relevant regional and State plans and policies.

In 2014, during his State of the State Speech, then Governor Jerry Brown expressed the importance of mitigating the effects of the drought...*"We need everyone in every part of the state to conserve water. We need regulators to rebalance water rules and enable voluntary transfers of water and we must prepare for forest fires. As the State Water Action Plan lays out, water recycling, expanded storage and serious groundwater management must all be part of the mix. So too must be investments in safe drinking water, particularly in disadvantaged communities."*

The California Water Action Plan, Los Angeles Regional Water Quality Control Plan and Ventura River Watershed Management Plan each designate beneficial uses for surface and ground waters and describe programs to protect all waters, locally and statewide. Paraphrasing from the "California Water Action Plan,"...we must better manage our ground water levels so as to avoid land subsidence, poor water quality, reduced surface flows, and ecosystem impacts.

Conejo Recreation & Park District's project utilizes low-impact development (LID) techniques. The sound design principals and solutions offered through planning, LID practices, plant selection, and irrigation improvements, follow statewide direction in addressing the on-going drought.

The Conejo Open Space Conservation Agency (COSCA), in cooperation with other agencies, is responsible for managing much of the open space in the Conejo Valley. It is their mission to preserve and protect the natural characteristics of these lands with their diverse vegetation, wildlife and cultural resources and to provide opportunities for passive recreational enjoyment of the outdoors. COSCA has established a series of management policies and guidelines along with a strategic plan (SEE EXHIBIT 2) to direct them in this effort. The conservation policies that focus on the preservation of the ecologic, geologic, scenic, historic, cultural, scientific or educational values of open space areas, are in direct alignment with Conservancy and statewide objectives. In order to successfully implement these policies, COSCA has developed a broad base of community support that extends to adjacent City and County, State and Federal levels.

(11) Indicate whether the project will have matching funds from private, local or federal sources, and if so, to what extent.

The overall total project cost is \$3-million, with Conejo Recreation & Park District, Conejo Open Space Conservation Agency, and the City of Thousand Oaks, each contributing 33% of the project cost. As such, we are more than capable of implementing the project on a reimbursable basis, pending finalization of agreements with each respective agency.

(12) Indicate whether the project will benefit a disadvantaged community.

Per the CalEnvirScreen 3.0 map, there is not a disadvantaged community in close proximity to project however, as a regional park drawing visitation from other areas, we indirectly serve this population. CRPD and COSCA parks are open to all residents. The CalEnviroScreen score is 10 -15% – (SEE APPENDICES - CalEnviroScreen 3.0 Map).

(13) Indicate whether the project will use the services of local or State conservation corps.

CRPD/COSCA has used conservation corps (CCCs) in the past for brush and debris removal in open space areas, principally steep ravines and along stream channels. CRPD will reach out to and make available the project, for conservation corps services.

(14) A detailed description of any new or innovative technology or practices that will be applied to the project, and

Water-conserving irrigation equipment and management will be used at the project site to complement the existing natural pervious drainage areas. The sound design principals and solutions offered with the project, through planning LID practices, and plant selection, follow statewide direction in addressing the on-going drought.

The low-impact design of the site will conserve water, and thus improve our ability to manage scarce water supplies. Trails and trail alignment will be left undisturbed and all existing trees and vegetation will be protected. The tree canopy shade will significantly reduce ambient air temperatures to mitigate heat island effects and offer a “recovery zone” to escape the heat when recreating.

(15) A detailed method for monitoring and reporting on the progress and effectiveness of the project during and after project implementation.

There is close communication with the public during and after project implementation to continually monitor the project and evaluate its effectiveness. Communication in this process enables partners active in the design process, as well as other concerned parties, to obtain information, share photos, and provide feedback on project developments and milestone updates. Any major undertaking carried out by the District is also guided by the District’s Master Plan process and a rigorous Capital Improvement Project budget planning effort. The feedback we receive from the public and staff recommendations greatly influence our management decisions, as does our Recreation programming and maintenance management practices. We are continually improving on a park’s design and adjusting, as necessary, to meet the needs of the community. Through these processes we can accurately determine the effectiveness of any project we embark upon.

During construction, the District will ensure all existing trees and native vegetation are preserved and protected. The native plant species provide habitat for ground and tree squirrels and migratory birds.

COSCA and CRPD personnel will take responsibility of the park’s maintenance once the site is developed and through the life of the improvements. This staffing possesses the competency and expertise in carrying out long-term maintenance. COSCA staff will maintain the plantings and perform weekly inspections and will ensure that the park is safe and secure at all times. They will also frequently check the site for illegal or unwanted activity. Any damage from vandalism, when discovered, will be repaired or replaced in a timely manner. Other damage or deterioration from use or age will be addressed in the same manner. The District and COSCA maintain many facilities and our workforce can meet the demand. We also possess the financial backing to ensure the project’s sustainability. The project’s maintenance will be funded through the District’s operating budget.

Following park development, social media and the District’s website will be additional avenues for the District, user groups and individuals to disseminate information or to offer feedback/comment about an event or concern within the park. Such communication is critical in identifying issues that arise, so they can be addressed in a timely manner.

The project engages local communities through outreach, education, and interpretation regarding long-term stewardship and climate change awareness. A community’s participation leads to a continued involvement throughout the life of the project. Residents gain a sense of ownership and desire to protect and preserve the improvements. Assisting in this effort are interpretive kiosks, District website

information and outdoor recreation programming that will promote the preservation of cultural and natural resources and describe factors that influence climate change.

(16) A detailed description of how the project is consistent with the Common Ground Plan.

The development of Rancho Potrero will expand and improve existing open space within the region. It will improve access to open space and enhance the existing trail network that connects multiple neighborhoods to various open space corridors. The project site, Specific Plan Area 1, will enable staff to conduct educational/interpretative programs that will promote stewardship of the natural resources and encourage sustainable growth and development of critical concepts such as watershed management and protection, climate change, and open space preservation.

The project improves habitat quality, quantity and connectivity. As detailed in the Rancho Potrero Specific Plan,

“The Conservation Element of the Thousand Oaks General Plan has identified Rancho Potrero as part of a regionally significant wildlife movement corridor, which increases its importance to species that tend to have larger ranges or territories such as mule deer, coyote, fox, bobcat and mountain lion.

In addition, extensive grasslands found in the lowland portions of the site are particularly important to birds of prey including eagles, hawks, owls, falcons and kites. A comprehensive resource inventory of the Rancho Potrero property is available for public review under separate cover, which includes detailed maps, as well as descriptions of sensitive plant and animal species, habitats and wildlife pathways.”

(17) A description of how the scope of work will further the Conservancy's strategic objectives.

The project achieves several of the Conservancy's Strategic Objectives. For over forty years, there has been full cooperation amongst the partners, Conejo Recreation & Park District, City of Thousand Oaks, and the joint powers entity, Conejo Open Space Conservation Agency, formed from these two agencies, in securing open space and parkland. Projects, such as the focus of this application, strengthen existing partnership agreements as we work together developing the Specific Plan and following the Conservancy's comprehensive plan to link areas and protect species and ecosystems.

Rancho Potrero was acquired by COSCA in 2010, enabling the Agency to secure the property as parkland in an urban setting. Major boulevards and public transportation provide the physical linkage to the open space area, while the intended programming will develop and create a thematic connection. Pooled resources and financial backing of the partners will maximize funding opportunities for the improvements and activities planned for the site.

Considerable time and effort went into the Specific Plan for Rancho Potrero to ensure habitat protection and to create recreation and educational opportunities that will best serve the public. COSCA will oversee management of the natural resources on the property, linking habitats and protecting species and vital ecosystems. Educational/interpretive signage, provided in both English and Spanish, will enhance public access and improve interpretative capabilities within the region.

The existing trails are part of a comprehensive trail system that connects Dos Vientos Open Space to other COSCA-managed open space, as well as, trails within the Santa Monica Mountains National Recreation Area. Long-standing cooperative agreements between these agencies has been vital in the development and management of the trail network important to both agencies.

(18) A description of how the scope of work will protect or enhance an urban creek (if applicable).

In 1999, a wetland and riparian re-vegetation project was undertaken on-site that significantly expanded habitats within a tributary drainage to the South Branch of the Arroyo Conejo Creek. Identified as Sub-Area 7 within Specific Plan No. 19, this area is approximately 11 acres in size and is permanently preserved through a conservation easement granted by the Mountains Recreation Conservation Authority to the U.S. Army Corps of Engineers. Recreation instructors, when conducting nature hikes and other activities, will identify the significance of this easement and explain the sensitivity and importance of the area's protection.

Project Evaluation Criteria

Prioritization Value

PV1 Project achieves 80001(b)(3)(4) by providing urban recreation and protecting or restoring natural resources.

(3) To the extent practicable, a project that receives moneys pursuant to this division will include signage informing the public that the project received funds from the California Drought, Water, Parks, Climate, Coastal Protection, and Outdoor Access For All Act of 2018.

The project will include signage informing the public that the project received funds from the California Drought, Water, Parks, Climate, Coastal Protection, and Outdoor Access For All Act of 2018.

(4) To the extent practicable, when developing program guidelines for urban recreation projects and habitat protection or restoration projects, administering entities are encouraged to give favorable consideration to projects that provide urban recreation and protect or restore natural resources. Additionally, the entities may pool funding for these projects.

Noted in the Government Code, many Californians across the state lack access to safe parks, wildlife, trails, and recreation areas, which limits their ability to experience the outdoors, improve their physical and emotional health, exercise, and connect with their communities.

The project addresses this need by offering new recreational opportunities such as hiking, biking, horseback riding, picnicking and environmental education. Other group activities include, bird watching, plant and animal studies, discussions on climate change, watershed management and protection, and star gazing. CRPD Recreation staff is skilled at creating fun experiences and developing programs that will keep participants engaged.

The partners are invested in their mission to improve park and recreation areas and to create trail networks that provide access from neighborhoods to open space, wildlife and recreational opportunities. They share a common belief that all residents should have access to safe places to exercise and enjoy recreational activities.

PV2 Project achieves 80001(b)(5) by providing workforce education and training, contractor, and job opportunities for disadvantaged communities.

(5) To the extent practicable, a project that receives moneys pursuant to this division will provide workforce education and training, contractor, and job opportunities for disadvantaged communities.

CRPD follows standard public bidding procedures with no priority given to disadvantaged communities, however, specific user groups and volunteers, with training, will assist in developing various staging areas.

The mentoring of at-risk youths through our Outreach (<https://www.crpd.org/programs-sports/teens/>) and Safe Passage (<https://supporttopcf.org/safe-passage-program-and-amazon/>) programs includes participation in organized activities that may later develop into apprenticeships under CRPD training staff.

PV3 Project achieves 80001(b)(6) by having already obtained all required permits entitlements.

(6) To the extent practicable, priority for funding pursuant to this division will be given to local parks projects that have obtained all required permits and entitlements and a commitment of matching funds, if required.

Development and approval of the Specific Plan document for Rancho Potrero included extensive research of the property and biological assessment to determine all appropriate land uses. The limited development proposed for the property will protect wildlife and ecological areas, trails and natural resources to help mitigate the effects of climate change. The only permit that will be necessary is for the water line connection and run to Specific Plan Area 1 which is readily processed with city public works staff.

PV4 Project achieves 80001(b)(9) – advances solutions to prevent displacement if a potential unintended consequence associated with the project is an increase in the cost of housing.

(9) To the extent practicable, priority for grant funding under this division will be given to a project that advances solutions to prevent displacement if a potential unintended consequence associated with park creation pursuant to the project is an increase in the cost of housing.

Rancho Potrero is existing open space protected under the zoning designation, Open Space/Public Land (OS/PL). There is no aspect of the project or potential consequence that would affect housing costs.

PV5 Project achieves three or more actions listed in 80001(b)(8)(A through G).

(8) To the extent practicable, as identified in the “Presidential Memorandum--Promoting Diversity and Inclusion in Our National Parks, National Forests, and Other Public Lands and Waters,” dated January 12, 2017, the public agencies that receive funds pursuant to this division will consider a range of actions that include, but are not limited to, the following:

(A) Conducting active outreach to diverse populations, particularly minority, low-income, and disabled populations and tribal communities, to increase awareness within those communities and the public generally about specific programs and opportunities.

Outreach to the general public and diverse populations was conducted during the Specific Plan process, approved by City Council and the Planning Commission. There was a public comment period and multiple hearings to inform the public and solicit feedback.

(C) Creating new partnerships with state, local, tribal, private, and nonprofit organizations to expand access for diverse populations.

The project is a joint venture between Conejo Recreation & Park District, Conejo Open Space Conservation Agency and the City of Thousand Oaks. Each entity will share in development and operational costs. Ride-On, therapeutic horsemanship, a non-profit organization will assist CRPD Recreation staff in expanding access to diverse populations through brochure mailings, online websites and social media.

(D) Identifying and implementing improvements to existing programs to increase visitation and access by diverse populations, particularly minority, low-income, and disabled populations and tribal communities.

CRPD Recreation staff and Ride-On will develop and manage the recreational programming associated with the project. Several of the programs and classes are already established and used at Wildwood

Regional Park. Communication to diverse populations will be handled by CRPD Registration and Social Media departments.

(G) Identifying possible staff liaisons to diverse populations.

CRPD Recreation Division staff, particularly those involved with our Outdoor Unit, Outreach/At-Risk Youths, and Safe Passage Program, will coordinate the effort to reach out to diverse populations. Youth Outreach and Safe Passage are multipurpose community social services jointly sponsored by the Conejo Recreation & Park District and the Conejo Valley Unified School District. By design, outreach workers seek out and address the needs of non-involved and hard-to-reach youths. Duties include life-skills programs, community referral service, recreational programming, and crisis intervention. District instructors possess the knowledge and experience to connect and include those of different backgrounds in the multitude of programs we offer. Our COSCA Ranger staff possess a similar ability, gathering and engaging people of all levels and backgrounds in Trail Days, environmental study and habitat protection. Mentoring programs encourage a healthy lifestyle of inclusion and promote a stewardship of open space preservation.

PV6 Project achieves more than one of the Conservancy's Strategic Objectives.

The project achieves several of the Conservancy's Strategic Objectives. For over forty years, there has been full cooperation amongst the partners, Conejo Recreation & Park District, City of Thousand Oaks, and the joint powers entity, Conejo Open Space Conservation Agency, formed from these two agencies, in securing open space and parkland. Projects, such as the focus of this application, strengthen existing partnership agreements as we work together developing the Specific Plan and following the Conservancy's comprehensive plan to link areas and protect species and ecosystems.

Rancho Potrero was acquired by COSCA in 2010, enabling the Agency to secure the property as parkland in an urban setting. Major boulevards and public transportation provide the physical linkage to the open space area, while the intended programming will develop and create a thematic connection. Pooled resources and financial backing of the partners will maximize funding opportunities for the improvements and activities planned for the site.

Considerable time and effort went into the Specific Plan for Rancho Potrero to ensure habitat protection and to create recreation and educational opportunities that will best serve the public. COSCA will oversee management of the natural resources on the property, linking habitats and protecting species and vital ecosystems. Educational/interpretive signage, provided in both English and Spanish, will enhance public access and improve interpretative capabilities within the region.

The existing trails are part of a comprehensive trail system that connects Dos Vientos Open Space to other COSCA-managed open space, as well as, trails within the Santa Monica Mountains National Recreation Area. Long-standing cooperative agreements between these agencies has been vital in the development and management of the trail network important to both agencies – (SEE EXHIBIT 2 – COSCA Overall Trail Map and Rancho Potrero Trail Map)..

PV7 Project achieves more than one of Common Ground guiding principles.

The development of Rancho Potrero will expand and improve existing open space within the region. It will improve access to open space and enhance the existing trail network that connects multiple neighborhoods to various open space corridors. The project site, Specific Plan Area 1, will enable staff to conduct educational/interpretative programs that will promote stewardship of the natural resources and encourage sustainable growth and development of critical concepts such as watershed management and protection, climate change, and open space preservation.

The project improves habitat quality, quantity and connectivity. As detailed in the Rancho Potrero Specific Plan,

“The Conservation Element of the Thousand Oaks General Plan has identified Rancho Potrero as part of a regionally significant wildlife movement corridor, which increases its importance to species that tend to have larger ranges or territories such as mule deer, coyote, fox, bobcat and mountain lion.

In addition, extensive grasslands found in the lowland portions of the site are particularly important to birds of prey including eagles, hawks, owls, falcons and kites. A comprehensive resource inventory of the Rancho Potrero property is available for public review under separate cover, which includes detailed maps, as well as descriptions of sensitive plant and animal species, habitats and wildlife pathways.”

Category Value

CV1 The project will provide benefits to multiple values including water, recreation, habitat, and interpretation of natural resources.

The proposed improvements will create opportunities with substantial benefits. It will provide an area to congregate for outdoor fun and recreation, and to gain knowledge about the environment and natural resources.

CV2 The project implements a major component of an existing relevant plan related to a major recreational facility, regional ecosystem restoration, or master land protection plan.

The project is a major component of the Specific Plan for Rancho Potrero and is consistent with multiple other plans including the Recreation Element of the City’s General Plan, COSCA’s Management Policies and Guidelines, California Government Code Common Ground Principals and strategic objectives of Santa Monica Mountains Conservancy. Each cite the importance of protecting open space and making it available to the public.

CV3 The project provides a plan or feasibility study to advance cooperative watershed health protection activities or recreation goals important to two or more organizations.

The Specific Plan identifies a jurisdictional wetland that is protected through a Conservation Easement. Protection of this area is important to COSCA, City, CRPD, and the County of Ventura, as it falls within the Calleguas Creek Watershed Region 9.

CV4 Applicant has a realistic plan for serving disadvantaged communities upon completion of the improvements.

There is close communication with the public during and after project implementation to continually monitor the project and evaluate its effectiveness. Communication in this process enables partners active in the design process, as well as other concerned parties, to obtain information, share photos, and provide feedback on project developments and milestone updates. Any major undertaking carried out by the District is also guided by the District’s Master Plan process and a rigorous Capital Improvement Project budget planning effort. The feedback we receive from the public and staff recommendations greatly influence our management decisions, as does our Recreation programming and maintenance management practices. We are continually improving on a project’s design and adjusting, as necessary,

to meet the needs of the community. Through these processes we can accurately determine the effectiveness of any project we embark upon.

During construction, the District will ensure all existing trees and native vegetation are preserved and protected. The native plant species provide habitat for ground and tree squirrels and migratory birds.

Conejo Recreation & Park District has a realistic plan for serving all populations, including disadvantaged communities by duplicating existing known and successful practices in place at Wildwood Park. COSCA, City of Thousand Oaks, and CRPD have a responsibility to serve all residents equally.

CV5 The project uses renewable or non-potable water sources of water, such as reclaimed water, captured stormwater, or other method.

Stormwater on the site will be directed as needed for vegetation. Reclaimed water may be an option in the future, if the City later provides a point of connection.

CV6 Project implements Best Management Practices (BMP) to treat stormwater.

During construction, we will prevent and control stormwater runoff and discharge of sediment with silt fences, inlet protection and slope stabilization. We will employ green infrastructure and LID practices to reduce stormwater runoff with the use of vegetated and dry swales and organic filters.

CV7 Project provides safe and reliable drinking water supplies to park and open space visitors.

There is an existing restroom at the main entrance to the site with potable safe drinking water. There will be an additional waterline connection for the interior of the site to accommodate park users in Area 1.

CV8 The project provides a high quality access point for nearby open space, parkland, regional multi-modal trails, or water-based recreation.

Located on W. Potrero Road, the parking lot serves as a primary entrance point for visitors to access the project site. There are a number of existing trails, such as Grasshopper, Palomino, Lupine and Olympia Farms, that lead to the interior of the property with convenient trail connections to other areas within Dos Vientos Open Space, and east to National Park Service lands.

Residents of Thousand Oaks will not be the only users to benefit from the site. Populations within close proximity but outside of the Conejo Valley, namely Camarillo, Port Hueneme, and Oxnard, will also have access to the open space improvements at Rancho Potrero. This is true of faculty and students of California State University Channel Islands, as well.

CV9 The project completes a new, significant link in a regional trail system.

The aforementioned existing trails represent the southwest portion of the Conejo Valley Ring Trail, which loops around the entire valley.

CV10 Project adds new trail or recreational resources not available within a 0.5-mile radius.

The project will offer organized and enhanced use of existing trails and introduce new recreational resources not currently available to the area. The next closest regional park of this type would be Wildwood Park, approximately 10 miles away.

CV11 The project contains multi-modal accommodations that will benefit hikers, cyclists and equestrians.

Specific Plan Area 1 will be the destination point for many park users including hikers, cyclists and equestrians. The trails are multi-use to adequately accommodate each user type. At the project site, patrons will have access to water, picnic facilities, benches, shade and outdoor classroom/amphitheater. This destination will be the main gathering point for program activities and nature study.

CV12 The project results in new public access to a natural resource with high interpretive and/or educational value, or enhances existing access.

The project will result in enhanced public access to an existing natural resource with high interpretive and educational value. It will do this through the use of known and successful programming practices carried out by our Recreation division.

CV13 The project provides non-personal interpretative elements that will significantly enhance appreciation and enjoyment of a natural resource.

Educational and interpretative signage will also be provided to augment the learning experience in English and Spanish languages.

CV14 The project creates a new venue, or enhances an existing venue, for education and/or interpretation activities that promote natural resources stewardship.

The project creates a new venue at an existing facility. The project site, Sub-Area 1 of the Specific Plan, will focus on education and interpretation activities that will promote natural resources stewardship. It will do this through interpretative classes and bi-lingual educational signage.

CV15 The project alleviates stress on other overburdened recreational resources within a 0.5 mile radius.

The project will alleviate stress on Wildwood Park, a similar open space regional facility, by adding new recreational opportunities for residents residing in the southwest portion of the valley.

It will also enhance existing recreational resources within a 0.5-mile radius. There is Dos Vientos Neighborhood Park across the street to the north and Rancho Sierra Vista/Satwiwa immediately to the east.

CV16 The project provides a new vista point or overlook for a significant scenic viewshed.

Trails at Rancho Potrero connect to the Dos Vientos Open Space and the Santa Monica Mountains National Recreation Area. On clear days, the coastline and Channel Islands can be seen from the old Olympia Farms site, the project site (Sub Area 1), which is located mid-elevation on the property and still has graded pad areas from the previous use.

Elevations range from approximately 770 feet above sea level along the southern property boundary to approximately 900 feet along the northern boundary, with a maximum of 1,120 feet on the ridgeline.

CV17 The project adds visitor-serving amenities, accessibility, and public safety improvements to existing parkland.

The project adds visitor-serving amenities, accessibility, and public safety improvements to existing parkland. Safety improvements proposed for the project site include picnic tables, natural outdoor classroom, drinking fountain for potable drinking water and several mature trees with ample canopy to provide shade. This is important for all users however particularly essential for those with certain physical

disabilities as they may have difficulty regulating their body heat. The terrain of the site is fairly flat and therefore highly accessible to most users of varying abilities.

CV18 Project results in additional uses for users of a wide range of ability levels.

The recreational amenities provided with the project accommodates users of all ages and abilities. The multi-use trails can be utilized by hikers, bikers, and equestrians.

CV19 The project is designed to accommodate the needs of users from a variety of cultural and economic backgrounds.

The visitor serving project will offer expanded free amenities for the general public to utilize. Conejo Recreation & Park District focus is on inclusion and our programs cater to all residents regardless of cultural or economic background. Seasonal brochures highlight affordable activities and classes, some of which are free. Play Conejo, a non-profit foundation and arm of the District, provides a scholarship program to place children with limited means into recreation programs. Kids who exercise and are engaged in their community are more likely to be healthy and grow into productive, contributing members of society.

CV20 The project directly abuts and increases the ecosystem function of a protected habitat area including fish and wildlife corridors.

Protection of the Oak Savannah restoration area through adoption of a conservation easement has been effective at reducing non-native species population. The project will introduce large, mature Valley and Coastal Live Oaks trees, along with other native vegetation to complement and maintain the naturally occurring vegetation of the site. The addition of new plantings will increase ecosystem function by creating additional habitat for birds and local wildlife.

CV21 The project includes restoration, protection or enhancements of a native ecosystem appropriate to the site.

The project will remove any existing non-natives and enhance the ecosystem by introducing new mature trees and other native plantings.

CV22 Project will benefit specially protected species pursuant to the California Wildlife Protection Act of 1990.

Seventeen (17) species of wildlife that are considered "sensitive", or of "special concern" to the California Department of Fish and Game and U.S. Fish and Wildlife Service are considered likely to occur on-site given the presence of a combination of suitable habitat, year-round water and large contiguous areas of natural open space within the Santa Monica Mountains.

The Conservation Element of the Thousand Oaks General Plan has identified Rancho Potrero as part of a regionally significant wildlife movement corridor, which increases its importance to species that tend to have larger ranges or territories such as mule deer, coyote, fox, bobcat and mountain lion.

CV23 The project employs new or innovative technology or practices.

Water-conserving gator bags will be used at the project site to complement the existing natural pervious drainage areas. The sound design principals and solutions offered with the project, through planning LID practices, and plant selection, follow statewide direction in addressing the on-going drought.

The low-impact design of the park will conserve water, and thus improve our ability to manage scarce water supplies. Trails and trail alignment will be left undisturbed and all existing trees and vegetation will be protected. The tree canopy shade will significantly reduce ambient air temperatures to mitigate heat island effects and offer a “recovery zone” to escape the heat when recreating.

Implementation Value

IV1 Applicant has proven that implementation of the project is feasible.

Conejo Recreation & Park District is committed to seeing this project to its successful completion in providing open space recreation facilities to residents where none currently exist. The District also possesses the staffing and financial backing to accomplish this goal. Construction is anticipated to commence in the fall of 2020.

With capable partners and community support, the District will systematically carry out all phases of the project, from design, to construction and operation. The project is very feasible, and we do not anticipate any obstacles that would delay its implementation.

IV2 Applicant has financial capacity to perform project on a reimbursable basis.

The District manages an annual Capital Improvements budget in excess of \$9-million, and with the additional financial support of COSCA and the City, can easily perform the project on a reimbursable basis.

IV3 Applicant, or active project partner, has successfully completed multiple projects of similar size and scope.

Conejo Recreation & Park District manages a yearly capital improvements budget of an average of \$6-million dollars and has completed single projects of nearly \$10 million dollars. We have successfully completed a multitude of projects similar in size and scope of the proposed project. The District, over the years, has developed 59 parks and 637 developed acreage, including six community parks, six sports playfields, and one districtwide park, as well as special facilities with a variety of recreational amenities. Additionally, CRPD, through the auspices of Conejo Open Space Conservation Agency, maintains over 15,000 acres of open space and a 150-mile multi-use trail system.

IV4 The project is a partnership between two or more organizations and each organization has committed to contributing toward project implementation.

The project is a partnership between Conejo Recreation & Park District, Conejo Open Space Conservation Agency and the City of Thousand Oaks. The cost of the project will be equally shared amongst the parties, however, CRPD will take the lead in implementing the project.

IV5 Applicant has conducted outreach to the affected communities.

Outreach to the general public and diverse populations was conducted during the Specific Plan process, approved by City Council and the Planning Commission. There is a public comment period and multiple hearings to inform the public and solicit feedback.

The project is a regional amenity available to residents in Thousand Oaks and beyond. District and COSCA websites describe the parks and open space areas available to the public and so we likely receive visitors from outlying communities of Camarillo, Port Hueneme, Oxnard, and further north along the central coast.

IV6 Applicant, or project partner, has 1+ years experience maintaining and operating projects of similar size and scope.

Conejo Recreation & Park District became an agency in 1963 and has over 57 years of experience maintaining and operating projects of a similar size and scope; CRPD has 59 parks and 637 developed acreage. Conejo Open Space Conservation Agency and City of Thousand Oaks, likewise, have many years of experience carrying out a multitude of successful capital improvement and beautification projects throughout the City. Their financial backing will greatly assist the District in implementing the project and ensuring that it maintained for many years to come.

CRPD, through the auspices of Conejo Open Space Conservation Agency, currently maintains over 15,000 acres of open space and a 150-mile multi-use trail system.

IV7 Applicant has identified maintenance funding for at least 2 years after completion.

COSCA and CRPD personnel will take responsibility of the park's maintenance once the site is developed and through the life of the improvements. This staffing possesses the competency and expertise in carrying out long-term maintenance. COSCA staff will maintain the plantings and perform weekly inspections and will ensure that the park is safe and secure at all times. They will also frequently check the site for illegal or unwanted activity. Any damage from vandalism, when discovered, will be repaired or replaced in a timely manner. Other damage or deterioration from use or age will be addressed in the same manner. The District and COSCA maintain many facilities and our workforce can meet the demand. We also possess the financial backing to ensure the project's sustainability. The project's maintenance will be funded through the District's operating budget.

IV8 Project has approval from all landowners to complete the project, or Applicant is the landowner.

Conejo Open Space Conservation Agency is the property owner however they have recently transferred operation and maintenance responsibility to Conejo Recreation & Park District. Both COSCA and the City are in support of the project and recognize the community benefits that are achievable with its implementation. The project will bring residents of all socio-economic backgrounds to the area through recreation programming, guided tours and environmental education.

Climate Change Value

CC1 The project demonstrates a reduction in baseline greenhouse gas emissions through carbon sequestration or other innovative techniques or project design, such as diverting organic material from landfills.

There are 29 mature trees of varying sizes that will be planted at the project site. These include (10) 48" box Quercus agrifolia; (6) 84" or larger box Quercus agrifolia; (8) 48" box Quercus lobata; (5) 5 gallon sleeved Juglans californica. A total of 15,000-SF of native seed revegetation mix will also be planted.

Using the California Air Resources Board Final Calculator for the California Natural Resources Agency, Urban Greening Grant Program Quantification Methodology, over a 40-year quantification period, 212.6-lbs of NO₂ will be removed and 38.7 -lbs of PM_{2.5}. Due to the low number of trees, the metric tons of CO₂ or CO₂e removed is less than 1 and shown as 0 in the Greenhouse Gas Emissions Summary Report. (See GHG Emissions Reduction Calculator in the Appendices section of this application).

There will be no exportation of fill from the project site and minimal land disturbance during the park's development.

CC2 The project implements water-saving technologies and techniques to yield quantifiable water and energy savings. Such techniques may include the use of drought-efficient landscaping, including climate resilient and native landscaping whenever possible, stormwater filtration, impervious surfaces, green roofs and other forms of water capture and storage.

Water-conserving irrigation equipment will be used at the project site to complement the existing natural pervious drainage areas. The sound design principals and solutions offered with the project, through planning LID practices, and plant selection, follow statewide direction in addressing the on-going drought.

The low-impact design of the park will conserve water, and thus improve our ability to manage scarce water supplies. Trails and trail alignment will be left undisturbed and all existing trees and vegetation will be protected. The tree canopy shade will significantly reduce ambient air temperatures to mitigate heat island effects and offer a “recovery zone” to escape the heat when recreating.

CC3 The project contributes to tree canopy cover and/or greenways in urban areas to mitigate heat island effects and promote public health and recreation.

The proposed park design retains the naturally-occurring vegetation, consisting predominately of coastal sage scrub. The main tree species include Valley and Coast Live Oak and Walnut Trees. This area is described as a grassland and Coast Live Oak Woodland. The shade provided by this tree canopy significantly reduces ambient air temperatures to mitigate heat island effects, and will provide a “recovery zone” to escape the heat when recreating. All of the trees on the property will be retained.

CC4 The project develops or maintains multi-use trails that connect communities, provides access to public resources and reduces vehicle miles traveled.

There are 2.2-miles of existing multi-use trails within Rancho Potrero that connect to adjacent communities and other open space areas, such as Dos Vientos Open Space and Rancho Sierra Vista/Sapwawi. There is also the “Ring Trail” that encircles the entire valley and offers connectors to adjacent communities. The project will enhance use of these trails and trail connections in all directions, enabling trail users access to many public resources, such as parks, schools, library and local businesses, without the use of a vehicle. This, in turn, reduces vehicle miles traveled and results in less air pollution.

CC5 The project engages local communities through outreach, education, and interpretation regarding long-term stewardship and climate change awareness.

The visitor gathering area will provide several types of learning opportunities, including cultural history and environmental study. Education and interpretation regarding the long-term stewardship and climate change awareness will also be discussed through our Outdoor Recreation Unit. In so doing, the project improves public health and quality of life while, at the same time, reducing pollution that causes climate change.

Following park development, social media and the District’s website will be additional avenues for the District, user groups and individuals to disseminate information or to offer feedback/comment about an event or concern within the park. Such communication is critical in identifying issues that arise, so they can be addressed in a timely manner.

The project engages local communities through outreach, education, and interpretation regarding long-term stewardship and climate change awareness. A community’s participation leads to a continued involvement throughout the life of the project. Residents gain a sense of ownership and desire to

protect and preserve the improvements. Assisting in this effort are interpretive kiosks, District website information and outdoor recreation programming that will promote the preservation of cultural and natural resources and describe factors that influence climate change.

CC6 The project implements water saving techniques that utilize nature-based solutions like wetlands, rain gardens, swales, berms, curb cuts with parkway basins, infiltration trenches, vegetation, tree planting, stream daylighting/restoration, and floodplain reclamation.

Water-conserving irrigation equipment and practices will be used at the project site to complement the existing natural pervious drainage areas. The sound design principals and solutions offered with the project, through planning LID practices, and plant selection, follow statewide direction in addressing the on-going drought.

The low-impact design of the park will conserve water, and thus improve our ability to manage scarce water supplies. Trails and trail alignment will be left undisturbed and all existing trees and vegetation will be protected. The tree canopy shade will significantly reduce ambient air temperatures to mitigate heat island effects and offer a “recovery zone” to escape the heat when recreating.

Additional Consideration

AC1 The site is subject to an imminent threat that would preclude future implementation value.

Although the project site is not subject to imminent threat, the equestrian center scope will include stables and equipment to serve as an emergency shelter for horses and animals in the event of a brush fire or other natural disaster.

AC2 Project utilizes a local job training entity for a portion of the work.

The project will largely be constructed through contracted services, however specific user groups and volunteers, with training, will assist in developing various staging areas.

AC3 Project is within 0.25-miles of public transportation.

The project is within 0.25-miles of public transportation. There is a bus stop/shelter near the corner of Reino and Lynn Roads. The City of Thousand Oaks also offers Dial-A-Ride, a van transportation service for seniors at a reasonable rate.

AC4 Project serves a disadvantaged community.

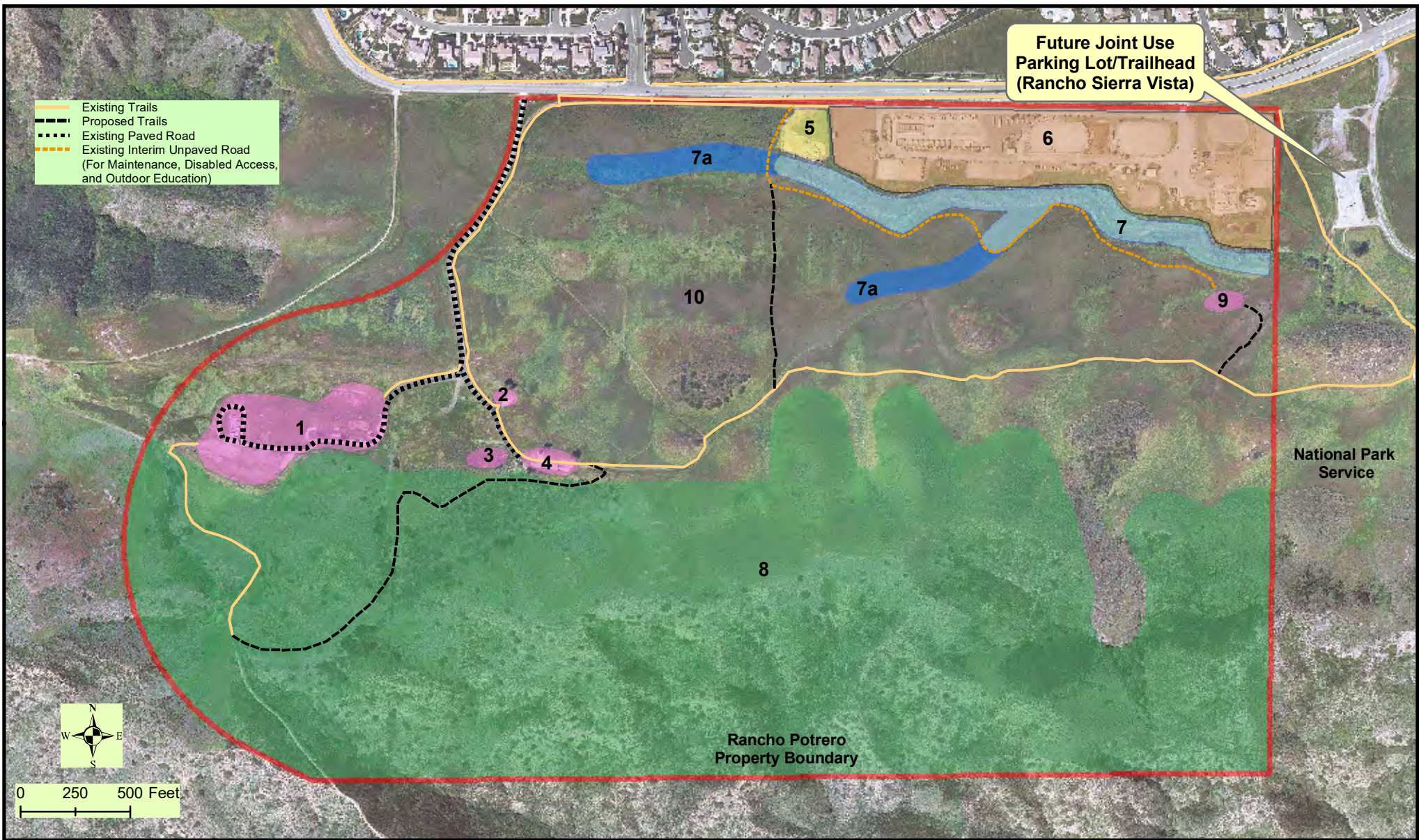
The project serves a disadvantaged community through outreach and inclusion programs offered through CRPD Recreation division.

AC5 Project serves a severely disadvantaged community.

The Project does not serve a severely disadvantaged community.

EXHIBIT 1

SPECIFIC PLAN LAYOUT MAP
PROJECT SITE CONCEPT PLAN



Sub Area 1

Landscaped Picnic Grove
 Portable Restroom/Ride-in Corral
 Outdoor Classroom (benches only)
 Native Plant Garden

Sub Areas 2, 3, and 4

Picnic Table Sites

Sub Area 6

Equestrian Facility

Sub Area 5

Trailhead Access
 Public Restrooms
 Parking (30 cars including horse trailers)

Sub Area 7

Conservation Easement

Sub Area 7a

Future Wetland Mitigation Bank

Sub Area 8

Sensitive Resource Area

Sub Area 9

Public Restrooms
 Interpretative Kiosks
 Rustic Shade Structure (60-person max. capacity)

Sub Area 10

Native Grassland/Oak Savannah Revegetation Area

Rancho Potrero Specific Plan No. 19 Land Use Exhibit



TREE LEGEND



CALIFORNIA WALNUT



COAST LIVE OAK



VALLEY OAK

BOULDER OUTDOOR CLASSROOM BUILT-IN TO HILL WITH SPECIMEN OAK TREE SHADE COVER.

STORAGE LOCKER TO SUPPORT OUTDOOR CLASSROOM.

EXISTING PAD TO REMAIN FOR PICNIC AND ACTIVITY AREAS WITH SPECIMEN OAK TREE SHADE COVER.

DG RIDE IN HORSE CORRAL WITH HITCH RACK.

WALNUT GROVE.

OAK TREES TO FRAME ACCESS DRIVE.



NORTH

SCALE: 1"=50'



EXHIBIT 2

ELECTRONIC LINKS TO VARIOUS DOCUMENTS

ELECTRONIC LINKS

Rancho Potrero Specific Plan

[Rancho Potrero Specific Plan](#)

COSCA Overall Map

[COSCA Overall Map](#)

Rancho Potrero Trail Map

[Rancho Potrero Trail Map](#)

COSCA Management Policies and Guidelines

[COSCA Management Policies and Guidelines](#)

COSCA Strategic Plan Beyond 2013

[COSCA Strategic Plan Beyond 2013](#)

EXHIBIT 3

PHOTOGRAPHS OF EXISTING CONDITIONS

ENTRANCE LOOKING SOUTH



LOOKING NORTH TOWARDS EQUESTRIAN CENTER



OLD BARN PAD - LOCATION FOR OUTDOOR
CLASSROOM LOOKING EAST TOWARDS MT. BONEY



OLD BARN PAD LOOKING SOUTH



UPPER TERRACE WITH SCENIC VIEW LOOKING SOUTH



UPPER TERRACE SCENIC VIEW LOOKING WEST



APPENDICES

GREENHOUSE GAS EMISSIONS CALCULATOR
CALENVIROSCREEN 3.0 MAP
LETTERS OF SUPPORT



California Air Resources Board
Final Calculator for the
California Natural Resources Agency
Urban Greening Grant Program
Quantification Methodology
Fiscal Year 2017-18

Read Me Worksheet

The California Air Resources Board (CARB) is responsible for providing the quantification methodology to estimate greenhouse gas (GHG) emission reductions and other non-GHG outcomes, referred to as co-benefits (e.g. air pollution emissions estimates), from California Climate Investment projects receiving monies from the Greenhouse Gas Reduction Fund (GGRF).

This Urban Greening Calculator Tool accompanies the quantification methodology for the fiscal year (FY) 2017-18 GGRF Urban Greening Program available at: <http://www.arb.ca.gov/cc-quantification>

Applicants must use this Urban Greening GHG Calculator Tool to estimate the net GHG benefit and co-benefits associated with the Urban Greening projects. **Refer to the quantification methodology document for background, step-by-step detailed instructions, and examples.** To use this Urban Greening Calculator Tool, follow these steps:

Step 1 Enter general project information: Enter the project name and the contact information for a person who can answer project specific questions from staff reviewers on the quantification calculations. Enter the date that the project completed the GHG calculations.

Project Name:	Rancho Potrero Visitor-Serving Improvements
Grant ID, if applicable:	
Contact Name:	Bill Palermo
Contact Phone Number:	805-381-1201
Contact Email:	bpalermo@crpd.org
Date Completed:	4/29/2020

Step 2 Identify the proposed project component(s): the applicant must select the appropriate project component(s) from the list of eligible urban greening project components listed in the quantification methodology.

Step 3 Determine the inputs needed: the applicant will use Tables 3 and 4 in the quantification methodology and the carbon calculator tools identified therein to determine the project information that must be input into this Urban Greening Calculator Tool for the applicable project component(s) selected in Step 2. For tree planting activities, many of the inputs will come from the output of urban greening carbon calculators identified in the quantification methodology.

Step 4 Estimate the net GHG benefit: the applicant will enter the project details identified in Step 3 into this calculator tool to calculate the net GHG benefit of the project.

Step 5 Submit documentation: Save file for submittal. This file will be submitted with other documentation requirements. See Section C of the quantification methodology for additional documentation requirements.

This Urban Greening Calculator Tool allows users to estimate the net GHG benefit and co-benefits from a variety of specific urban greening activities. Each eligible project component identified in Table 2 of the quantification methodology has a worksheet within the calculator (note: projects with tree planting components must select the "Carbon & Energy Savings" tab that is appropriate to the USFS urban tree carbon accounting tool used). Applicants must input data into the worksheets that apply to the proposed project. The Urban Greening Calculator Tool provides fields for users to input project specific information. User input fields are shaded yellow or green and calculator outputs of GHG emission reduction estimates are shaded grey. After the user inputs are entered for each proposed project component, the GHG Summary worksheet displays the GHG benefit from each component, the GHG emissions from project implementation, the net GHG benefit of the project, as well as the estimated total project GHG benefit per Urban Greening GGRF funds requested and the estimated total project GHG benefit per total GGRF funds requested. The Co-Benefit Summary tab displays the fossil fuel based energy use reductions, quantity of trees planted, vehicle miles reduced, and co-pollutant emission reductions for ROG, NO_x, PM_{2.5}, and diesel PM.

Cells Formatting Guide

	User-input cells
	User-input cells with a drop-down menu (drop-down menu appears when the cell is activated)
	Cells with automated calculations

Tabs Formatting Guide

	READ ME	All applicants must enter data into the worksheets with a green tab
	Definitions	Information only; no data needs to be entered into worksheets with a black tab

For more information on CARB's efforts to support implementation of Greenhouse Gas Reduction Fund investments, see:
 Questions on this document should be sent to:
 Questions pertaining to the Urban Greening Program should be sent to CNRA. Contact information for CNRA can be found at:

<https://www.arb.ca.gov/auctionproceeds>
GGRFProgram@arb.ca.gov
<http://resources.ca.gov/grants/urban-greening/>



California Air Resources Board
Final Calculator for the
California Natural Resources Agency
Urban Greening Grant Program
Quantification Methodology
Fiscal Year 2017-18

Definitions Worksheet

Tree Carbon & Energy Savings Using Estimates from i-Tree Planting	Group Identifier	Enter the group identifier as shown in i-Tree Planting. If cells are not applicable, leave blank.
	Tree Group Characteristics	Enter the tree group characteristics for the group identifier as described in i-Tree Planting. If cells are not applicable, leave blank.
	Quantity of Trees to be Planted within this Tree Group	Enter the quantity of trees to be planted within this group identifier. If cells are not applicable, leave blank.
	Carbon Stored in Tree Group Over the 40 Year Quantification Period (lb CO ₂ e)	Enter the carbon stored from the group of trees over the 40 year quantification period (from the i-Tree Planting). If cells are not applicable, leave blank.
	Electricity Savings From Tree Group Over the 40 Year Quantification Period (kWh)	Enter the electricity use reductions from energy savings from the group of trees over the 40 year quantification period (from i-Tree Planting). If cells are not applicable, leave blank.
	Natural Gas Savings From Tree Group Over the 40 Year Quantification Period (MMBtu)	Enter the natural gas use reductions from energy savings from the group of trees over the 40 year quantification period (from i-Tree Planting). If cells are not applicable, leave blank.
	NO ₂ Removed Over the 40 Year Quantification Period (lb)	Enter the NO ₂ emissions removed from the group of trees over the 40 year quantification period (from i-Tree Planting). If cells are not applicable, leave blank.
	PM _{2.5} Removed Over the 40 Year Quantification Period (lb)	Enter the PM _{2.5} emissions removed from the group of trees over the 40 year quantification period (from i-Tree Planting). If cells are not applicable, leave blank.
Tree Carbon & Energy Savings Using Estimates from i-Tree Streets	Carbon Stored in Population of Trees 40 Years After Project Start (lb CO ₂ e)	Enter the carbon stored in the population of project trees 40 years after project start (from i-Tree Streets). If cells are not applicable, leave blank.
	Annual Electricity Savings From Population of Trees 40 Years After Project Start (MWh)	Enter the annual electricity savings from the population of project trees 40 years after project start (from i-Tree Streets). If cells are not applicable, leave blank.
	Annual Natural Gas Savings From Population of Trees 40 Years After Project Start (therms)	Enter the annual natural gas savings from the population of project trees 40 years after project start (from i-Tree Streets). If cells are not applicable, leave blank.
	Quantity of Trees to be Planted	Enter the quantity of trees to be planted for the entire project. If cells are not applicable, leave blank.
	Trees Within Population to be Planted to Shade Buildings (%)	Enter the percent of the population of trees to be planted that will be strategically placed to shade buildings (i.e., those planted within 60 feet of a building).
	Annual NO ₂ Deposition From Population of Trees 40 Years After Project Start (lb)	Enter the annual NO ₂ emission deposition from the trees 40 years after project start (from i-Tree Streets). If cells are not applicable, leave blank.
	Annual PM ₁₀ Deposition From Population of Trees 40 Years After Project Start (lb)	Enter the annual PM ₁₀ emission deposition from the trees 40 years after project start (from i-Tree Streets). If cells are not applicable, leave blank.
New Bike-Ped Infrastructure	Pedestrian or Bicycle Facility Type	Select the type of bicycle or pedestrian facility that will be constructed.
	County	Select the county where the majority of the bicycle and pedestrian facilities will be constructed.
	Year 1 (Yr 1)	Select the first year of service
	Annual Days of Operation (D)	Enter the days of operation per year. Use 200 days for bicycle and pedestrian facilities unless there is documented evidence to justify a higher number of annual days of operation.
	Average Daily Traffic (ADT)	Annual Average Daily Traffic (two-way traffic volume in trips/day on parallel road). Use applicable value from project data (Maximum = 30,000)
	City Population	Enter the population of the city where the bicycle and/or pedestrian facilities will be constructed.
	University Town (Yes/No)	Select whether the city or town has a four year accredited university or college within city limits. If the population is greater than 249,999, this cell will turn black and may be left blank.
	Number of Activity Centers within 1/4 Mile	Enter the number of Activity Centers within a quarter mile of the newly constructed bicycle or pedestrian facilities. Some Activity Center examples include: Bank, church, hospital or HMO, light rail station (park & ride), office park, post office, public library, shopping area or grocery store, university, or junior college.
Number of Activity Centers within 1/2 Mile	Enter the number of Activity Centers within a half mile of the newly constructed bicycle or pedestrian facilities. Some Activity Center examples include: Bank, church, hospital or HMO, light rail station (park & ride), office park, post office, public library, shopping area or grocery store, university, or junior college.	
GHG Summary	Urban Greening GGRF Funds Requested (\$)	Enter the Urban Greening GGRF funds requested for all project features. This amount is equal to the amount of GGRF dollars the applicant is requesting from CNRA's Urban Greening program.
	Total GGRF Funds Requested (\$)	Enter the total GGRF funds requested for all project features. This amount is equal to the amount of GGRF dollars the applicant is requesting from CNRA's Urban Greening program, plus all GGRF dollars from CNRA or other agencies that have previously been awarded to the same project and any GGRF dollars from agencies other than CNRA that project has or plans to apply for. For a list of GGRF funded programs, go to: https://www.arb.ca.gov/cc/capandtrade/auctionproceeds/ggrfprogrampage.htm . If no other GGRF funds are requested, this will be the same amount as the Urban Greening GGRF Funds Requested.



California Air Resources Board
Final Calculator for the
California Natural Resources Agency
Urban Greening Grant Program
Quantification Methodology
Fiscal Year 2017-18

Project Name:	Rancho Potrero Visitor-Serving Improvements
Grant ID, if applicable:	

GHG Benefit of Tree Planting

Enter data below after using the i-Tree Streets to estimate tree carbon storage and electricity and natural gas savings of the population of project trees.

Carbon Stored in Population of Trees 40 Years After Project Start (lb CO ₂ e)	Annual Electricity Savings From Population of Trees 40 Years After Project Start (MWh)	Annual Natural Gas Savings From Population of Trees 40 Years After Project Start (therms)	Quantity of Trees to be Planted	Trees Within Population to be Planted to Shade Buildings (i.e. within 60 ft) (%)	Annual NO ₂ Deposition From Population of Trees 40 Years After Project Start (lb)	Annual PM ₁₀ Deposition From Population of Trees 40 Years After Project Start (lb)	GHG Benefit of Carbon Stored in Live Project Trees (MT CO ₂ e)	
								0
							GHG Benefit from Energy Savings (MT CO ₂ e)	0
							GHG Emissions from Project Implementation (MT CO ₂ e)	0



Cap and Trade Dollars at Work

California Air Resources Board
 Final Calculator for the
 California Natural Resources Agency
 Urban Greening Grant Program
 Quantification Methodology
 Fiscal Year 2017-18

Project Name:	Rancho Potrero Visitor-Serving Improvements
Grant ID, if applicable	

Project Details													Emission Reductions	
Pedestrian or Bicycle Facility Type	County	Year 1 (Yr 1)	Year F (Yr F)	Annual Days of Operation (D)	Average Daily Traffic (ADT)	Bicycle or Pedestrian Path Length (miles)	City Population	University Town (Yes/No)	Number of Activity Centers within 1/4 Mile	Number of Activity Centers within 1/2 Mile	Adjustment Factor (A)	Activity Center Credit (C)	GHG Emission Reductions (MTCO _{2e})	Average Annual Auto VMT Reduced
Subtotal													-	-



California Air Resources Board
Final Calculator for the
California Natural Resources Agency
Urban Greening Grant Program
Quantification Methodology
Fiscal Year 2017-18

Project Name:	Rancho Potrero Visitor-Serving Improvements
Grant ID, if applicable:	

GHG Summary Worksheet

GHG Benefit of Carbon Stored in Live Project Trees Estimated Using i-Tree Planting (MT CO ₂ e)	0
GHG Benefit of Carbon Stored in Live Project Trees Estimated Using i-Tree Streets (MT CO ₂ e)	0
GHG Benefit from Energy Savings Estimated Using i-Tree Planting (MT CO ₂ e)	0
GHG Benefit from Energy Savings Estimated Using i-Tree Streets (MT CO ₂ e)	0
Avoided GHG from Establishment of New Bicycle and Pedestrian Facilities (MT CO ₂ e)	0
GHG Emissions from Project Implementation (MT CO ₂ e)	0

Net GHG Benefit (MT CO ₂ e)	0
Urban Greening GGRF Funds Requested (\$)	\$600,000
Total GGRF Funds Requested (\$)	\$600,000
Net GHG Benefit/Urban Greening GGRF Funds Requested (MT CO ₂ e/\$)	0.0000000
Net GHG Benefit/Total GGRF Funds Requested (MT CO ₂ e/\$)	0.0000000
UCF GGRF Funds Requested/Net GHG Benefit (\$/MT CO ₂ e)	\$0.00
Portion of the Net GHG Benefit attributable to the GGRF funding from another CCI program	0



California Air Resources Board
Final Calculator for the
California Natural Resources Agency
Urban Greening Grant Program
Quantification Methodology
Fiscal Year 2017-18

Project Name:	Rancho Potrero Visitor-Serving Improvements
Grant ID, if applicable:	

Co-benefit Summary Worksheet

Key Variable Summary

Fossil Fuel Based Energy Use Reductions (kWh)	0
Fossil Fuel Based Energy Use Reductions (therms)	0
Quantity of Trees Planted	29
Vehicle Miles Reduced (miles)	0

Co-Pollutant Summary

	Tree Planting (ITP)	Tree Planting (ITS)	Energy Savings (ITP)	Energy Savings (ITS)	Bike/Ped	Total
ROG Emission Reduction Estimates (lb)	N/A	N/A	0	0	0	0
NO _x Emission Reduction Estimates (lb)	206	0	0	0	0	206
PM _{2.5} Emission Reduction Estimates (lb)	38	0	0	0	0	38
Diesel PM Emission Reduction Estimates (lb)	N/A	N/A	N/A	N/A	0	0



**California Air Resources Board
Final Calculator for the
California Natural Resources Agency
Urban Greening Grant Program
Quantification Methodology
Fiscal Year 2017-18**

Emission Reduction Factors Worksheet

Standard Emission Reduction Factors		
Annual Mortality Rate (percent)	3%	<ul style="list-style-type: none"> i-Tree ECO Guide to Using the Forecast Model http://www.itreetools.org/resources/manuals/ECov6_ManualsGuides/ECov6Guide_UsingForecast.pdf Roman, Lara "How many trees are enough? Tree death and the urban canopy" in Scenario Journal (Spring 2014) http://www.fs.fed.us/nrs/pubs/jml/2014/nrs_2014_roman_001.pdf U.S. Department of Energy Information Administration "Method for Calculating Carbon Sequestration by Trees in Urban and Suburban Settings" (April 1998) http://www3.epa.gov/climatechange/Downloads/method-calculating-carbon-sequestration-trees-urban-and-suburban-settings.pdf
Years After Planting With Greatest Risk of Mortality (years)	10	John Melvin, State Urban Forester (April 19, 2016) personal communication
Years of Establishment and Replacement Care (years)	9	The Urban Greening Grant Program requires applicants to maintain and operate the project site for a minimum of 10 years. The maximum input value that can be entered into the calculator is 9 years. Because the required project maintenance time is longer than the maximum input, 9 years has been used as a default for this calculator.
Years Adjusted for Annual Energy Savings Output at Year 40 (years)	20	Greg McPherson, Research Forester, US Forest Service (April 25, 2016) personal communication
Emission Factor for Electricity (MT CO ₂ e/MWh)	0.285	For the purposes of GGRF quantification methodologies, CARB developed a California grid electricity emission factor based on total in-state and imported electricity emissions divided by total consumption. Emissions data was obtained from the ARB GHG inventory, last updated June 6, 2017. Consumption data were obtained from the CEC Energy Almanac, last updated July 27, 2016.
Emission Factor for Electricity (MT CO ₂ e/kWh)	0.000285	For the purposes of GGRF quantification methodologies, CARB developed a California grid electricity emission factor based on total in-state and imported electricity emissions divided by total consumption. Emissions data was obtained from the ARB GHG inventory, last updated June 6, 2017. Consumption data were obtained from the CEC Energy Almanac, last updated July 27, 2016.
Emission Factor for Natural Gas (MT CO ₂ e/therm)	0.005311	EPA Emission Factors for Greenhouse Gas Inventories (2014) https://www.epa.gov/sites/production/files/2015-12/documents/emission-factors_nov_2015.pdf
ROG Electricity Emission Factor (lbs/kWh)	0.000021	Criteria pollutant data is derived from CARB's criteria pollutant emissions inventory for statewide stationary sources of fuel combustion for electric utilities and cogeneration. The latest update is based on 2012 estimated annual average emissions data. Consumption data were obtained from the CEC Energy Almanac, last updated July 27, 2016.
NO _x Electricity Emission Factor (lbs/kWh)	0.000131	Criteria pollutant data is derived from CARB's criteria pollutant emissions inventory for statewide stationary sources of fuel combustion for electric utilities and cogeneration. The latest update is based on 2012 estimated annual average emissions data. Consumption data were obtained from the CEC Energy Almanac, last updated July 27, 2016.
PM _{2.5} Electricity Emission Factor (lbs/kWh)	0.000033	Criteria pollutant data is derived from CARB's criteria pollutant emissions inventory for statewide stationary sources of fuel combustion for electric utilities and cogeneration. The latest update is based on 2012 estimated annual average emissions data. Consumption data were obtained from the CEC Energy Almanac, last updated July 27, 2016.
ROG Natural Gas Combustion Emission Factor (lbs/MMBtu)	0.0080	US EPA, AP 42, Fifth Edition, Volume I, Chapter 1: External Combustion Sources, 1.4 Natural Gas Combustion https://www3.epa.gov/ttn/chieff/ap42/ch01/final/c01s04.pdf
NO _x Natural Gas Combustion Emission Factor (lbs/MMBtu)	0.1208	US EPA, AP 42, Fifth Edition, Volume I, Chapter 1: External Combustion Sources, 1.4 Natural Gas Combustion https://www3.epa.gov/ttn/chieff/ap42/ch01/final/c01s04.pdf
PM _{2.5} Natural Gas Combustion Emission Factor (lbs/MMBtu)	0.0075	US EPA, AP 42, Fifth Edition, Volume I, Chapter 1: External Combustion Sources, 1.4 Natural Gas Combustion https://www3.epa.gov/ttn/chieff/ap42/ch01/final/c01s04.pdf
PM _{2.5} /PM ₁₀ Statewide Emission Inventory Ratio	0.28	California Air Resources Board Statewide 2012 Estimated Annual Ambient Air Emissions, https://www.arb.ca.gov/app/emsinv/2017/emsaic_query.php?F_DIV=4&F_YR=2012&F_SEASON=A&SP=SIP105ADJ&F_AREA=CA
Emissions from Tree Planting Projects (percent of reduction)	5%	U.S. Department of Agriculture Forest Service, Tree Guides (multiple publications). http://www.fs.fed.us/psw/programs/uesd/uep/tree_guides.shtml

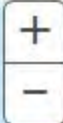
Adjustment Factor (A) Lookup Table ¹			
Average Daily Traffic (ADT)	Length of Bike/Ped Project (one direction)	A	
		(for cities >250,000 and non-university towns <250,000)	(for university towns with population <250,000)
ADT ≤ 12,000 vehicles per day	< 1 mile	0.0019	0.0104
	> 1 & ≤ 2 miles	0.0029	0.0155
	> 2 miles	0.0038	0.0207
12,000 < ADT ≤ 24,000 vehicles per day	≤ 1 mile	0.0014	0.0073
	> 1 & ≤ 2 miles	0.002	0.0109
	> 2 miles	0.0027	0.0145
24,000 < ADT ≤ 30,000 vehicles per day (Maximum is 30,000)	≤ 1 mile	0.001	0.0052
	> 1 & ≤ 2 miles	0.0014	0.0078
	> 2 miles	0.0019	0.0104

Activity Center Credit (C) Lookup Table ¹		
Number of Activity Centers	Within 1/2 mile of Project Area	Within 1/4 mile of Project Area
3	0.0005	0.001
More than 3 but fewer than 7	0.001	0.002
7 or more	0.0015	0.003

Conversion Factors	
2,202.62	lb/MT
1,000	kg/MT
1,000,000	g/MT
10	therms/MMBtu
0.1	MMBtu/therms
1000	kWh/MWh
907	kg/short ton

¹California Air Resources Board, California Department of Transportation, and the California Air Pollution Control Officers Association. (May 2005) Methods to Find the Cost-Effectiveness of Funding Air Quality Projects. <https://www.arb.ca.gov/planning/tsaq/eval/eval.htm>

Find address or place



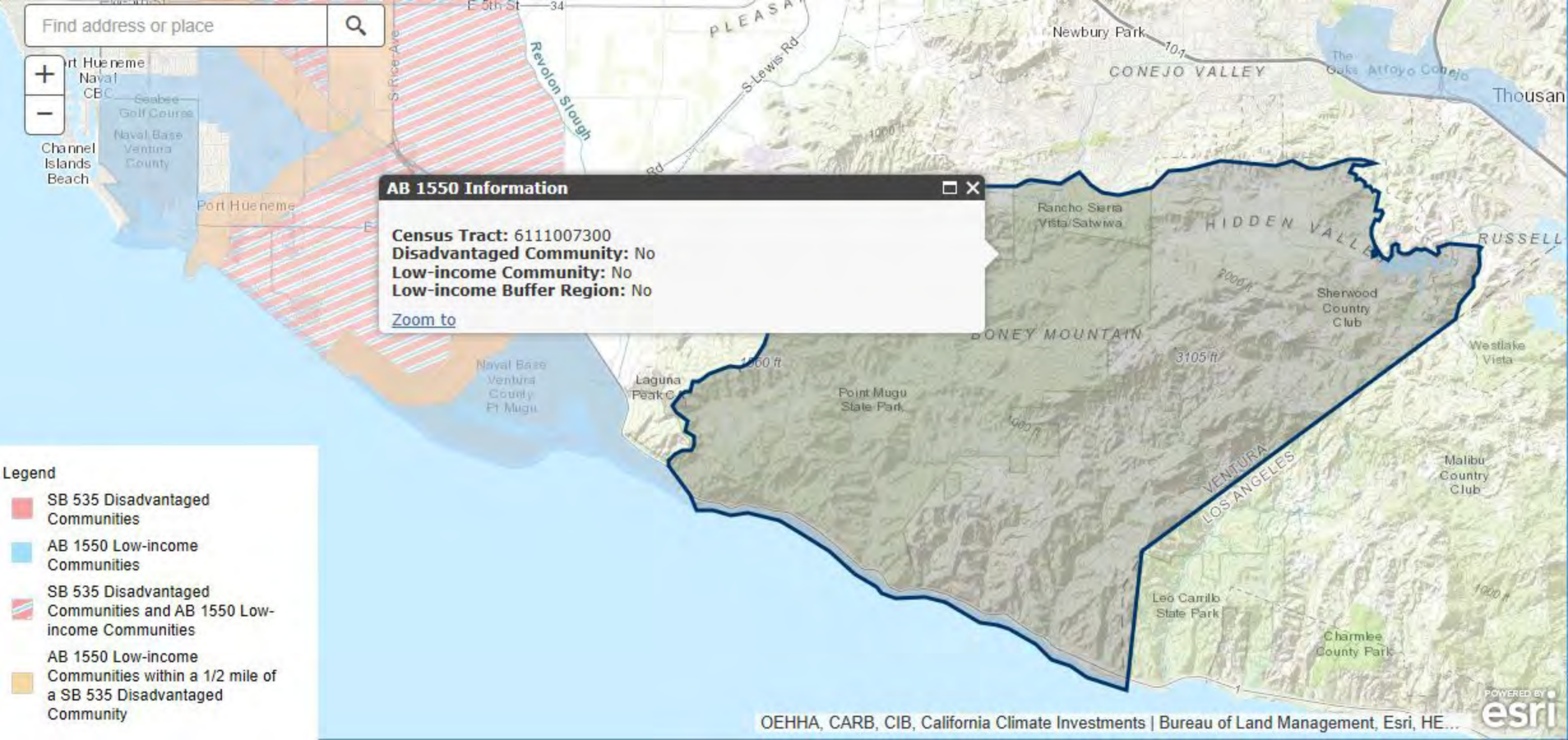
AB 1550 Information

Census Tract: 6111007300
Disadvantaged Community: No
Low-income Community: No
Low-income Buffer Region: No

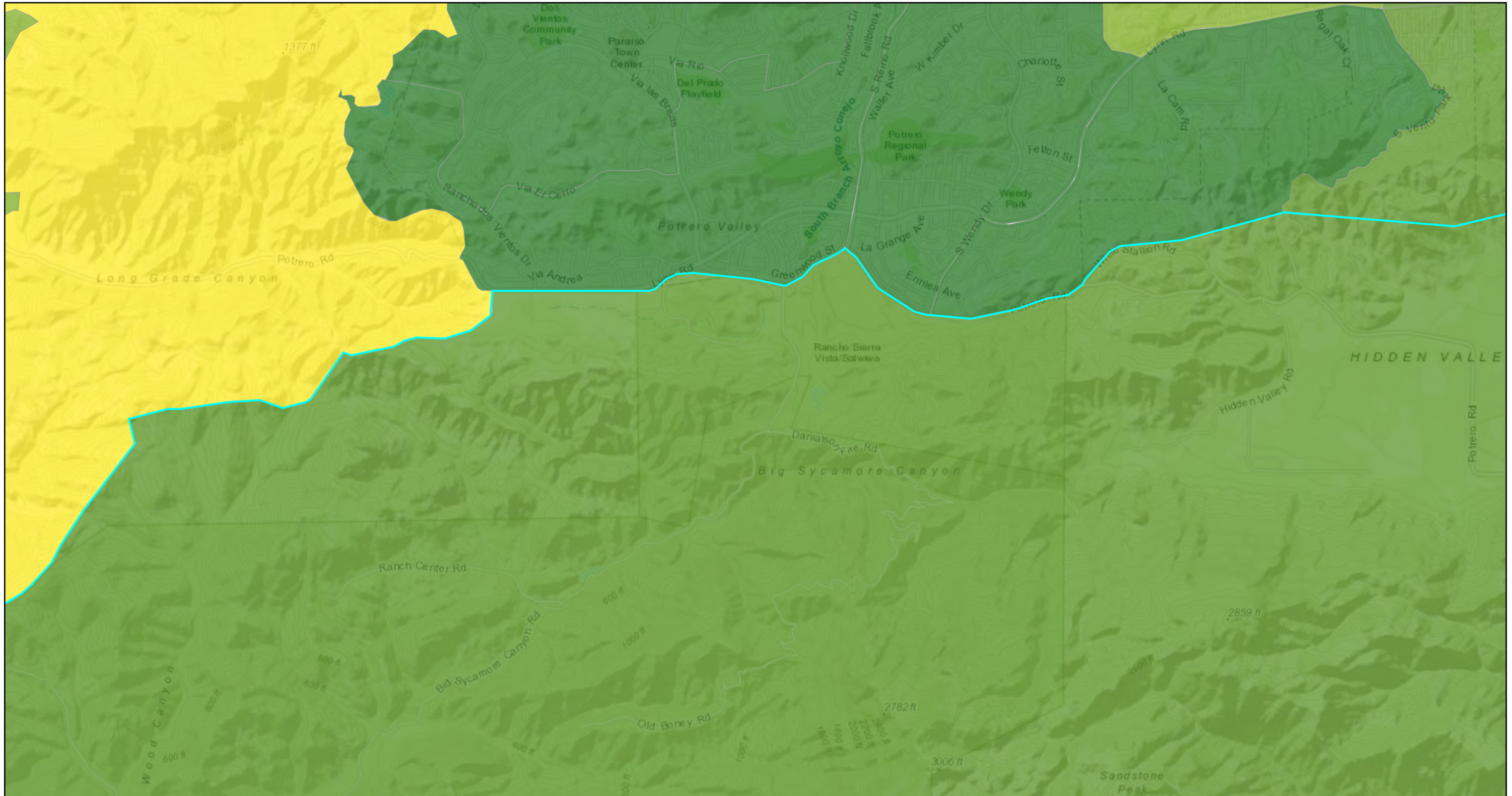
[Zoom to](#)

Legend

-  SB 535 Disadvantaged Communities
-  AB 1550 Low-income Communities
-  SB 535 Disadvantaged Communities and AB 1550 Low-income Communities
-  AB 1550 Low-income Communities within a 1/2 mile of a SB 535 Disadvantaged Community



CalEnviroScreen 3.0 Results (June 2018 Update)

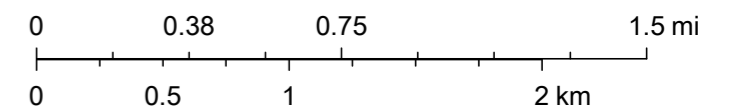


5/11/2020, 9:49:34 AM

CalEnviroScreen 3.0 Results (June 2018 Update)

- 1 - 10% (Lowest Scores)
- 11 - 20%
- 21 - 30%
- 51 - 60%

1:36,112



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



April 28, 2020

Irma Muñoz, Chairperson of the Board of Directors
Santa Monica Mountains Conservancy
Los Angeles River Center & Gardens
570 West Avenue Twenty-six, Suite 100
Los Angeles, CA 90065
Via Email to: c/o Rorie Skei at skei@smmc.ca.gov

Subject: Letter in Support of Conejo Recreation & Park District's Proposition 68 Grant Request of \$600,000 for Rancho Potrero Visitor Serving Improvements Project

Dear Chairperson Muñoz & Members of the Board:

On behalf of the Conejo Open Space Conservation Agency (COSCA), I am writing in support of the Conejo Recreation and Park District's (CRPD) Proposition 68 Grant Request of \$600,000 to to add visitor serving amenities within the old Olympia Farms site at Rancho Potrero. As the owner of the underlying property, COSCA has long sought to enhance recreational values at this property to complement the existing trail system and scenic values of the land. The CRPD is a valued COSCA partner with a long history of successful projects.

The 315-acre Rancho Potrero property contains 2.2 miles of existing trails that connect to State and National Parks trail systems in the western edge of the Santa Monica Mountains National Recreation Area. The project includes re-purposing the Olympia Farms barn pad to provide a visually remote, yet accessible, visitor gathering area to provide recreation & naturalist programming, support small summer camps and equestrian trail riding, while also providing daily use for the public. The project is a unique opportunity for the region to provide picnic and outdoor classroom amenities within the open space and fulfill long-term plans to make Rancho Potrero a recreational destination for the Conejo Valley and neighboring communities.

By adding visitor-serving amenities like picnic and gathering areas, horse corral with hitching post, native mature tree canopy for shade, an outdoor classroom, drinking water and educational signage, the site will be accessible for visitors from throughout the region. Cal. State Channel Islands Islands is only 4 miles away and the cities of Camarillo and Oxnard are as close to the site as eastern portions of the Conejo Valley. The site is also adjacent to an equestrian center run as a public / private partnership to provide public equestrian experiences and equine therapy programs. By design, the development will restore habitat through installation of mature native trees and plantings.

Thank you for considering this letter and for all your efforts to promote development and access of park lands in and around our area.

Sincerely,

Brian Stark
COSCA Administrator



May 5, 2020

Ms. Irma Muñoz
Chairperson of the Board of Directors
Santa Monica Mountains Conservancy
Los Angeles River Center & Gardens
570 West Avenue Twenty-six, Suite 100
Los Angeles, CA 90065

*Via Email to: c/o Rorie Skei
skei@smmc.ca.gov*

RE: CONEJO RECREATION & PARK DISTRICT'S PROPOSITION 68 GRANT REQUEST OF \$600,000 FOR RANCHO POTRERO VISITOR SERVING IMPROVEMENTS PROJECT – LETTER OF SUPPORT

Dear Chairperson Muñoz & Members of the Board:

On behalf of the City of Thousand Oaks, we strongly support the Conejo Recreation and Park District's (CRPD) grant request for Proposition 68 funds. CRPD will use funds to add visitor serving amenities within the old Olympia Farms site at Rancho Potrero.

The 315-acre Rancho Potrero property contains approximately 2.2 miles of existing trails that connect to State and National Parks trail systems in the western edge of the Santa Monica Mountains National Recreation Area. The project includes re-purposing the Olympia Farms barn pad to provide a visually remote - yet accessible - visitor gathering area to provide recreation & naturalist programming, support small summer camps and equestrian trail riding, while also providing daily use for the public. The project is a unique opportunity for the region to provide picnic and outdoor classroom amenities within the open space.

By adding visitor-serving amenities like picnic and gathering areas, horse corral with hitching post, native mature tree canopy for shade, an outdoor classroom, drinking fountain, storage, and educational signage, the site will be accessible for visitors from throughout the region. California State Channel Islands is only 4 miles away and the cities of Camarillo and Oxnard are as close to the site as eastern portions of the Conejo Valley. By design, the development will restore habitat through installation of mature native trees and plantings, while also providing recreational and park space for the region. The City of Thousand Oaks appreciates the leadership of the CRPD in coordinating this exciting project. The addition of new visitor amenities will make great improvements to the Olympia Farms site. We know that Thousand Oaks residents and more importantly residents from the region will enjoy the recreation and outdoor opportunities from these enhancements.

Thank you for considering this letter and for all your efforts to promote development and access to park lands in and around our area.

Sincerely,

Al Adam
Mayor

C: Conejo Recreation and Park District- amooney@crpd.org



United States Department of the Interior

NATIONAL PARK SERVICE
Santa Monica Mountains National Recreation Area
401 West Hillcrest Drive
Thousand Oaks, California 91360-4223

May 4, 2020

Irma Muñoz, Chairperson
Santa Monica Mountains Conservancy
570 West Avenue Twenty-six, Suite 100
Los Angeles, CA 90065
Via Email to: c/o Rorie Skei at skei@smmc.ca.gov

Dear Chairperson Muñoz:

I am writing to express the National Park Service's support for the Conejo Recreation and Park District's (CRPD) Proposition 68 Grant Request of \$600,000 for "Rancho Potrero Visitor Serving Improvements." This project will improve access and enjoyment to the Santa Monica Mountains. The 315-acre Rancho Potrero property is part of a larger complex of lands including Pt. Mugu State Park, Rancho Sierra Vista (NPS) and Dos Vientos Open Space (COSCA). Approximately 2 miles of trails on the property connect to the larger trails systems.

This project includes visitor-serving amenities like picnic and gathering areas, horse corral with hitching post, native mature tree canopy for shade, an outdoor classroom, drinking fountain, storage, universal access and educational signage. These facilities will support recreation & naturalist programming, small summer camps and equestrian trail riding, while also providing daily use for the public.

Over the last 8 years, parks have seen dramatic increases visitation to the western portion of the Santa Monica Mountains. The new visitors are intergenerational and often from under-served communities in Ventura County. This grant will create a space to serve their needs.

Thank you for considering this project and for all that you and the Santa Monica Mountains Conservancy does for open spaces and the people that use them.

Sincerely,

David M. Szymanski, Superintendent

cc: Conejo Recreation & Park District
Craig Sap, California State Parks



DEPARTMENT OF PARKS AND RECREATION
Angeles District
1925 Las Virgenes Road
Calabasas, California, 91302

Lisa Ann L. Mangat, Director

April 29, 2020

Irma Muñoz, Chairperson
Santa Monica Mountains Conservancy
Los Angeles River Center & Gardens
570 West Avenue Twenty-six, Suite 100
Los Angeles, CA 90065
Via Email to: c/o Rorie Skei at skei@smmc.ca.gov

Subject: Letter in Support of Conejo Recreation & Park District's Proposition 68 Grant Request

Dear Chairperson Muñoz:

On behalf of California State Parks, I am writing in support of the Conejo Recreation and Park District's (CRPD) Proposition 68 Grant Request of \$600,000. CRPD is working to add visitor-serving amenities within the old Olympia Farms site at Rancho Potrero.

The 315-acre Rancho Potrero property contains approximately 2.2 miles of existing trails that connect to State and National Parks trail systems in the western edge of the Santa Monica Mountains National Recreation Area. The project includes re-purposing the Olympia Farms barn pad to provide a visually remote - yet accessible - visitor gathering area to provide recreation & naturalist programming, support small summer camps and equestrian trail riding, while also providing daily use for the public. The project is a unique opportunity for the region to provide picnic and outdoor classroom amenities within the open space.


By adding visitor-serving amenities like picnic and gathering areas, horse corral with hitching post, native mature tree canopy for shade, an outdoor classroom, drinking fountain, storage, and educational signage, the site will be accessible for visitors from throughout the region. Cal. State Channel Islands is only 4 miles away and the cities of Camarillo and Oxnard are as close to the site as eastern portions of the Conejo Valley. By design, the development will restore habitat through installation of mature native trees and plantings, while also providing recreational and park space for the region.

As the Angeles District Superintendent for California State Parks I have over the last 5 years seen dramatic increases visitation to the western portion of the Santa Monica Mountains and in many instances they intergenerational and under-served families enjoying hiking and recreating together. This grant will serve to offer additional visitor-

serving programming opportunities and amenities to Rancho Potrero that will provide everyone with a sense of belonging.

Thank you for considering this letter and for all your efforts to promote development and access of park lands in and around our area.

Sincerely,



Craig Sap
Angeles District
California State Parks

C: Conejo Recreation & Park District



Channel Islands

CALIFORNIA STATE UNIVERSITY

OFFICE OF THE PRESIDENT

May 5, 2020

Irma Muñoz, Chairperson of the Board of Directors
Santa Monica Mountains Conservancy
Los Angeles River Center & Gardens
570 West Avenue Twenty-six, Suite 100
Los Angeles, CA 90065
Via Email to: c/o Rorie Skei at skei@smmc.ca.gov

Subject: Letter in Support of Conejo Recreation & Park District's Proposition 68 Grant Request of \$600,000 for Rancho Potrero Visitor Serving Improvements Project

Dear Chairperson Muñoz & Members of the Board:

On behalf of CSU Channel Islands, I am writing in support of the Conejo Recreation and Park District's (CRPD) Proposition 68 Grant Request of \$600,000. CRPD is working to add visitor serving amenities within the old Olympia Farms site at Rancho Potrero.

The 315-acre Rancho Potrero property contains approximately 2.2 miles of existing trails that connect to State and National Parks trail systems in the western edge of the Santa Monica Mountains National Recreation Area. The project includes re-purposing the Olympia Farms barn pad to provide a visually remote - yet accessible - visitor gathering area to provide recreation & naturalist programming, support small summer camps and equestrian trail riding, while also providing daily use for the public. The project is a unique opportunity for the region to provide picnic and outdoor classroom amenities within the open space.

By adding visitor-serving amenities like picnic and gathering areas, horse corral with hitching post, native mature tree canopy for shade, an outdoor classroom, drinking fountain, storage, and educational signage, the site will be accessible for visitors from throughout the region. CSU Channel Islands is only 4 miles away and the cities of Camarillo and Oxnard are as close to the site as eastern portions of the Conejo Valley. By design, the development will restore habitat through installation of mature native trees and plantings, while also providing recreational and park space for the region.

Thank you for considering this letter and for all your efforts to promote development and access of park lands in and around our area.

Sincerely,

A handwritten signature in black ink, appearing to read 'Erika Beck'.

Erika D. Beck, Ph.D.
President
CSU Channel Islands

C: Conejo Recreation & Park District

One University Drive, Camarillo, California 93012-8599 Tel: (805) 437-8410 Fax: (805) 437-8414 www.csuci.edu

Mark W. McLaughlin, Ed.D.
Superintendent

Victor P. Hayek, Ed.D.
Deputy Superintendent, Business Services



April 28, 2020

Irma Muñoz, Chairperson of the Board of Directors
Santa Monica Mountains Conservancy
Los Angeles River Center & Gardens
570 West Avenue Twenty-six, Suite 100
Los Angeles, CA 90065
Via Email to: c/o Rorie Skei at skei@smmc.ca.gov

Subject: Letter in Support of Conejo Recreation and Park District's Proposition 68 Grant Request of \$600,000 for Rancho Potrero Visitor Serving Improvements Project

Dear Chairperson Muñoz and Members of the Board:

On behalf of Conejo Valley Unified School District, I am writing in support of the Conejo Recreation and Park District's (CRPD) Proposition 68 Grant Request of \$600,000. Our understanding is that CRPD is working to add visitor-serving amenities within the old Olympia Farms site at Rancho Potrero.

The 315-acre Rancho Potrero property contains approximately 2.2 miles of existing trails that connect to State and National Parks trail systems in the western edge of the Santa Monica Mountains National Recreation Area. The project includes re-purposing the Olympia Farms barn pad to provide a visually remote - yet accessible - visitor gathering area to provide recreation & naturalist programming, support small summer camps and equestrian trail riding, while also providing daily use for the public. The project is a unique opportunity for the region to provide picnic and outdoor classroom amenities within the open space.

By adding visitor-serving amenities like picnic and gathering areas, horse corral with hitching post, native mature tree canopy for shade, an outdoor classroom, drinking fountain, storage, and educational signage, the site will be accessible for visitors from throughout the region. Cal. State Channel Islands is only 4 miles away, and the cities of Camarillo and Oxnard are as close to the site as eastern portions of the Conejo Valley. By design, the development will restore habitat through installation of mature native trees and plantings, while also providing recreational and park space for the region.

The Conejo Valley Unified School District is excited about the Rancho Potrero Visitor Improvements Project because, as a community, the park systems are of great value to us. Many of our 18,300 students use the parks on a daily basis and they have become a tangible reflection on the quality of life for our community and our schools. The parks provide gathering places for families and social groups, as well as for individuals of all ages and economic status. Additionally, the project improvements will yield an outdoor classroom and locker space that could be utilized by our faculty and students for new learning experiences. For those reasons, we are in full support of this project and appreciate your consideration.

Mark W. McLaughlin, Ed.D.
Superintendent

Victor P. Hayek, Ed.D.
Deputy Superintendent, Business Services



Thank you for all your efforts to promote development and access to park lands in and around our area.

Very truly yours,

A handwritten signature in black ink, appearing to be the initials "V.P.H." followed by a long horizontal stroke.

Dr. Victor P. Hayek
Deputy Superintendent, Business Services
Conejo Valley Unified District
Serving the communities of Newbury Park, Thousand Oaks & Westlake Village

C: Conejo Recreation and Park District

STATE CAPITOL
P.O. B OX 942849
SACRAMENTO, CA 94249-0044
(916) 319-2044
FAX (916) 319-2144

DISTRICT OFFICE
2301 E. DAILY STREET
SUITE 200
CAMARILLO, CA 93010
(805) 482-1904
FAX (805) 482-1274



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PRIVACY & CONSUMER PROTECTION

April 29, 2020

Irma Muñoz, Chairperson of the Board of Directors
Santa Monica Mountains Conservancy
Los Angeles River Center & Gardens
570 West Avenue Twenty-six, Suite 100
Los Angeles, CA 90065
Via Email to: c/o Rorie Skei at skei@smmc.ca.gov

Subject: Letter in Support of Conejo Recreation & Park District's Proposition 68 Grant Request of \$600,000 for Rancho Potrero Visitor Serving Improvements Project

Dear Chairperson Muñoz & Members of the Board:

I am writing in support of the Conejo Recreation and Park District's (CRPD) Proposition 68 Grant Request of \$600,000. CRPD is working to add visitor-serving amenities within the old Olympia Farms site at Rancho Potrero.

The 315-acre Rancho Potrero property contains approximately 2.2 miles of existing trails that connect to State and National Parks trail systems in the western edge of the Santa Monica Mountains National Recreation Area. The project includes re-purposing the Olympia Farms barn pad to provide a visually remote - yet accessible - visitor gathering area to provide recreation & naturalist programming, support small summer camps and equestrian trail riding, while also providing daily use for the public. The project is a unique opportunity for the region to provide picnic and outdoor classroom amenities within the open space.

By adding visitor-serving amenities like picnic and gathering areas, horse corral with hitching post, native mature tree canopy for shade, an outdoor classroom, drinking fountain, storage, and educational signage, the site will be accessible for visitors from throughout the region. Cal. State Channel Islands is only 4 miles away and the cities of Camarillo and Oxnard are as close to the site as eastern portions of the Conejo Valley. By design, the development will restore habitat through installation of mature native trees and plantings, while also providing recreational and park space for the region.

Thank you for considering this letter and for all your efforts to promote development and access of park lands in and around our area.

Sincerely,

Jacqui Irwin
Assemblymember, 44th District
C:Conejo Recreation & Park District

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Cohen Begun & Deck

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Joe Weber

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Sepideh Yeoh

Un1tee



April 28,2020

Irma Muñoz, Chairperson of the Board of Directors

Santa Monica Mountains Conservancy

Los Angeles River Center & Gardens

570 West Avenue Twenty-six, Suite 100

Los Angeles, CA 90065

Subject: Letter in Support of Conejo Recreation & Park District's Proposition 68 Grant Request of \$600,000 for Rancho Potrero Visitor Serving Improvements Project

Dear Chairperson Muñoz & Members of the Board:

On behalf of Greater Conejo Valley Chamber of Commerce, I am writing in support of the Conejo Recreation and Park District's (CRPD) Proposition 68 Grant Request of \$600,000. CRPD is working to add visitor serving amenities within the old Olympia Farms site at Rancho Potrero.

The project includes re-purposing the Olympia Farms barn pad to provide a visually remote - yet accessible - visitor gathering area to provide recreation & naturalist programming, support small summer camps and equestrian trail riding, while also providing daily use for the public. The project is a unique opportunity for the region to provide picnic and outdoor classroom amenities within the open space.

By adding visitor-serving amenities like picnic and gathering areas, horse corral with hitching post, native mature tree canopy for shade, an outdoor classroom, drinking fountain, storage, and educational signage, the site will be accessible for visitors from throughout the region. By design, the development will restore habitat through installation of mature native trees and plantings, while also providing recreational and park space for the region.

The Greater Conejo Valley Chamber of Commerce is excited about Rancho Potrero Visitor Improvements Project because CRPD is recognized throughout the community as being a park district that utilizes open space to its fullest extent and to the maximum benefit to its surrounding community.

Thank you for considering this letter and for all your efforts to promote development and access of park lands in and around our area.

Sincerely,

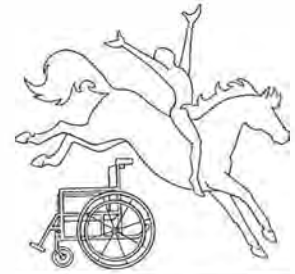
Danielle Borja
President/CEO
Greater Conejo Valley Chamber of Commerce

600 Hampshire Road # 200 • Westlake Village, CA 91361
T: (805) 370-0035 • F: (805) 370-1083 • conejochamber.org





Ride On



401 Ronel Court, Newbury Park CA 91320 www.rideon.org

April 29, 2020

Irma Mufi.oz, Chairperson of the Board of Directors
Santa Monica Mountains Conservancy
Los Angeles River Center & Gardens
570 West Avenue Twenty-six, Suite 100
Los Angeles, CA 90065

**Subject: Letter in Support of Conejo Recreation & Park District's Proposition 68
Grant Request of \$600,000 for Rancho Potrero Visitor Serving
Improvements Project**

Dear Chairperson Munoz & Members of the Board:

On behalf of the Ride On Therapeutic Horsemanship I am writing in support of the Conejo Recreation and Park District's (CRPD) Proposition 68 Grant Request of \$600,000. CRPD is working to add visitor serving amenities within the old Olympia Farms site at Rancho Potrero.

Ride On manages the Rancho Potrero Community Equestrian Center (RPCEC) which occupies 20 acres at Rancho Potrero and is the home for over 100 boarded horses whose owners love this open space. Every day our boarders ride into Rancho Potrero and marvel at its beauty. From our vantage point at RPCEC we watch hikers and bikers, bird lovers and star gazers take advantage of this wonderful public resource every day.

A few weeks ago my wife and I hiked the old Olympia Farms site. It sits in a natural bowl which magnifies the sense of wilderness, affording breathtaking views of Boney Mountain and the Channel Islands. Even in its current state, we watched families explore the farm while marveling at the flora and wildlife.

The CRPD project includes re-purposing the Olympia Farms barn pad to provide a visually remote - yet accessible - gathering area which will provide recreation & naturalist programming, support small summer camps and equestrian trail riding, while also providing daily use for the public.


Imagine you are hiking in a beautiful open space and you crest a small hill. Below you is a picnic-perfect gathering area, shaded by mature native trees and framed by a

hitching post. You walk down a curving path to see a small group listening to a naturalist holding an acorn and explaining its role in the ecology of what we call the Santa Monica Mountains. You turn and see signs explaining the natural and human history of the land.

Olympia farms is only four miles away from Cal. State Channel Islands; the cities of Camarillo and Oxnard are only minutes further. The project is a unique opportunity for the region to provide picnic and outdoor classroom amenities within the open space. This is a rare site and well worth Prop 68 support.

Thank you for considering this letter and for all your efforts to promote development and access of park lands in and around our area.

Sincerely,

A handwritten signature in black ink, appearing to read "Bryan McQueeney", with a long horizontal line extending to the right.

Bryan McQueeney, CEO
Ride On Therapeutic Horsemanship
bryan@rideon.org
818-378-0963

Dos Vientos Ranch Community Association

May 1, 2020

Irma Muñoz
Chairperson of the Board of Directors
Santa Monica Mountains Conservancy
Los Angeles River Center & Gardens
570 West Avenue Twenty-six, Suite 100
Los Angeles, CA 90065

Sent Via Email to: c/o Rorie Skei at skei@smmc.ca.gov

Subject: Letter in Support of Conejo Recreation & Park District's Proposition 68 Grant Request of \$600,000 for Rancho Potrero Visitor Serving Improvements Project

Dear Chairperson Muñoz & Members of the Board:

On behalf of the Dos Vientos Ranch Community Association Board of Directors, I am writing in support of the Conejo Recreation and Park District's (CRPD) Proposition 68 Grant Request of \$600,000. CRPD is working to add visitor serving amenities within the old Olympia Farms site at Rancho Potrero.

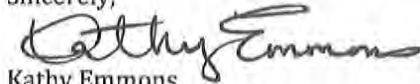
The 315-acre Rancho Potrero property contains approximately 2.2 miles of existing trails that connect to State and National Parks trail systems in the western edge of the Santa Monica Mountains National Recreation Area. The project includes re-purposing the Olympia Farms barn pad to provide a visually remote - yet accessible - visitor gathering area to provide recreation & naturalist programming, support small summer camps and equestrian trail riding, while also providing daily use for the public. The project is a unique opportunity for the region to provide picnic and outdoor classroom amenities within the open space.

By adding visitor-serving amenities like picnic and gathering areas, horse corral with hitching post, native mature tree canopy for shade, an outdoor classroom, drinking fountain, storage, and educational signage, the site will be accessible for visitors and will restore habitat through installation of mature native trees and plantings, while also providing enhanced recreational and park space.

The Dos Vientos Ranch Community Association Board of Directors is excited about the prospect of this improvement because it will transform an old, unattractive, barely used torn-down barn's concrete pad which is now surrounded by weeds to a beautiful outdoor area. It will become an amenity for people of all ages to enjoy picnics, group gatherings, outdoor classrooms and other outdoor activities within walking distance of convenient, existing parking. Our community members are outdoor enthusiasts who will take advantage of this amenity and it will appeal to all visitors to this area as well.

Thank you for considering this letter and for all your efforts to promote development and access of park lands in and around our area.

Sincerely,



Kathy Emmons
Association Manager

For: The Board of Directors
Dos Vientos Ranch Community Association

CC: Conejo Recreation & Park District

The Emmons Company
One Boardwalk, Suite 102 Thousand Oaks, CA 91360 805/413-1170 * 805/413-1190 FAX